

HOUSING & COMMUNITY REVITALIZATION SUB-ELEMENT



HOUSING & COMMUNITY REVITALIZATION SUB-ELEMENT



This sub-element complies with California Government
Code Section 65302(c) and serves as the
City of Sunnyvale Housing Element

82 00667

INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY

JUN 20 2024

UNIVERSITY OF CALIFORNIA

CITY COUNCIL

Lawrence E. Stone, Mayor
Dianne McKenna, Vice-Mayor
Lynn Briody
Harry Cude

Ron Gonzales
John E. Mercer
Dolowries Wulforth

PLANNING COMMISSION

David G. Curphey, Chairman
Cynthia W. Lafler, Vice-Chairman
David Barram
Albert A. Burrow

Gisela Daetz
Willard C. Kohrt
Richard M. Smith

HOUSING & COMMUNITY REVITALIZATION SUB-ELEMENT CITIZENS ADVISORY COMMITTEE

Ian Allen - CDBG Committee
Joe Brandon - Lakewood
Edith Clarke - De Anza
Sinclair Cullen - CDBG Committee
Hazel Donaldson - CDBG Committee
Sharon Eugeni - CDBG Committee
Bill Gordon - Washington

Irene Johnson - Ortega
Jan Johnson - Ponderosa
Vivian Krodel - Raynor
Jean Anne Lee - CDBG Committee
Lucille Mason - CDBG Committee
Ronald Rattuci - Murphy
Bob Reese - CDBG Committee
Eugene Upton - Serra

HOUSING & COMMUNITY REVITALIZATION SUB-ELEMENT TECHNICAL ADVISORY COMMITTEE

Frank Bailey - Mobile Home Resident
Sarita Berry - Midpeninsula Citizens for Fair Housing (Chris Cooper)+
John Burns - Santa Clara County Housing Authority (Mary James)+
Wendy Garrett - Visions of Expanding Horizons (Sam Chreist)+
Peter Giles - Industry & Housing Management Task Force
Steve McKinney - Santa Clara County Planning Department (Leslie Raderman)+
Dennis Moreno - MGM Realty
Peter Pavlina - Tri-County Apartment Association
Bridges Stewart - Bank of America

+Technical Assistant

COMMUNITY DEVELOPMENT STAFF CONTRIBUTING TO ELEMENT

William F. Powers, Director
Ann E. Draper, Housing Officer*
Edward C. Moore, Planning Officer
David A. Gates, Principal Planner
Richard T. Loewke, Associate Planner

Barry Hand, Associate Planner*
Lynda D. Moore, Housing Secretary*
Ilene Francis, Secretary
Marilyn Rea, Secretary
Deborah Daymon, Graphic Technician*

*Housing Element Staff

PREFACE

Why A Housing & Community Revitalization Element?

The Federal Housing Act of 1949 established a national housing goal of "a decent home and suitable living environment for every American family". Nineteen years later, Congress enacted the Housing and Urban Development Act of 1968 providing Federal assistance as an incentive for increasing the supply of new housing and the rehabilitation of existing housing. Direct Federal involvement reflected an increasing concern for meeting National housing needs.

In 1967 the California Legislature amended the California Planning Law to require a Housing Element as a part of the General Plan. Government Code Section 65302(c) requires:

"A housing element, to be developed pursuant to regulations established under Section 37041 of the Health and Safety Code, consisting of standards and plans for the provision of adequate sites for housing. This element of the plan shall make adequate provision for the housing of all economic segments of the community."

The Legislature adopted housing element guidelines in November 1977.

Local decision makers have become aware of the increasing cost and demand for housing and the decreasing availability of supply. As housing becomes a daily issue, the need for a housing strategy becomes evident. Housing developers seek areas approved for housing construction. Residents desire the protection of their living environment. Employers seek an area which provides a supply of affordable housing for their workers. Conflicts arise between these differing housing interests which must be resolved through the development of local policies.

Sunnyvale adopted its first Housing Element in 1972. Since that time, housing conditions have changed within the City and throughout the County. It is appropriate that Sunnyvale assess the current conditions and set forth new policies to guide future housing related decisions in the 1980's.

TABLE OF CONTENTS

	<u>Page</u>
Credits	i
Preface/Why A Housing & Revitalization Element	ii
Executive Summary	1
Community Conditions	9
The Residents	9
Ethnic Composition	12
Household Income	13
The Land	15
Neighborhood Condition	17
Those Employed in Sunnyvale	20
The Mismatch & Its Impacts - Demand versus Supply	21
Trends in Owner-Occupied Housing	22
Trends in Renter-Occupied Housing	25
Mobile Home Trends	28
Cost of Construction	29
Condominium or Co-operative Conversion	30
Intergovernmental Coordination	31
Housing & Community Revitalization Goals and Policies	33
Supply	34
Neighborhood Conditions	38
Affordability	42
Accessibility	49
Condominium & Co-Operative Conversions	49
Intergovernmental Coordination	51
Energy	52
Updating Procedure	53
Resolution	54



Digitized by the Internet Archive
in 2024

<https://archive.org/details/C124898925>

EXECUTIVE SUMMARY

Introduction

Sunnyvale's housing market has undergone significant changes in the past thirty years. In the 1950's and 1960's the primary market was single family detached housing. Such housing was affordable by a great majority of local residents and families moving into the area. During the late 60's increasing numbers of multiple family units and mobile home parks began to appear as alternatives to single family housing. By the early 1970's almost all of Sunnyvale's residential land had been developed and the process of infilling bypassed parcels had begun. Housing styles such as the patio home, townhouse and condominium were used to obtain the most efficient use of these remaining parcels and provide affordable ownership units.

In 1972 a steady and continuing rise in the cost of housing began. The rise has been fueled by inflation, high interest rates, an increasing demand for housing and a shrinking availability of building sites. Those sites which still remain are rapidly increasing in cost which in turn increases the cost of new housing. Similarly with these situations, existing housing increases in value and cost. Since 1972 both rents and mortgages climbed sharply as the demand for housing outweighed the supply. Based on the current General Plan a large difference in the number of jobs and housing units exists. Sunnyvale presently falls short of balancing employment and housing by 14,471 dwelling units with a potential shortfall of 34,016 units. Sunnyvale is one of several communities in the North County that has an imbalance between jobs and housing. This mismatch between supply and demand causes a continued upward raise in housing cost.

The upward trend in housing costs is not matched by a similar increase in household income. Fewer and fewer families can afford homeownership in Sunnyvale. The typical family that could afford to purchase a home in the 1960's could not purchase a home today. They would have to live elsewhere or rent. Rents too are rising faster than incomes. In addition, the choice of housing for both renters and owners is greatly reduced by an extremely low vacancy rate. People moving into the area find their new wages insufficient to meet their housing expectations. Young adults and seniors are finding it more difficult to stay within the community. Some companies are choosing to locate elsewhere and prospective employees are refusing employment offers because of the housing situation. Thus the housing market which once provided freedom of choice and access to affordable housing now provides little of either. Housing availability which was once a major attraction is now a deterrent for existing and new residents.

The existing supply of housing is in excellent structural condition, with only spot areas of deterioration which are located primarily in the older parts of town. Industrial structures are also in excellent condition with spot areas of deterioration along the railroad. However, office and commercial land uses are not maintained as well as other land uses. Areas along El Camino and in the downtown area have concentrations of commercial buildings in need of repair and improvement. Overall, Sunnyvale's appearance and building condition is attractive and pleasing.

PURPOSE

The Housing & Community Revitalization Sub-Element is both a problem statement and an integrated set of goals, policies and actions. As housing has become a daily issue the need for a housing strategy is evident. Conflicts arise between differing housing interests which are best resolved through local policy. As the local policy concerning housing, this Sub-Element is a commitment to act and function in a given way.

The Housing & Community Revitalization Sub-Element is one of several General Plan documents which establishes overall City policy. In addition there are several County, regional and State housing documents which also affect Sunnyvale. This Sub-Element seeks to develop a partnership effort to include both private and government cooperation in addressing local housing issues.

MAJOR FINDINGS

The following major findings are derived from the information presented within the Housing & Community Revitalization Sub-Element. These findings form the basis of the goals and policies which are presented on the following pages.

Supply

1. Sunnyvale currently falls short of providing housing for all persons either working or residing in the City by 14,471 units. In the future this could increase to approximately 34,016 units if present land use policies and designations are fully implemented.
 - a. On January 1, 1979, 94% of the City was developed. Only 801 acres are in agriculture or vacant. Of those, 594 acres are slated for industrial development.
 - b. The maximum potential of new units, assuming current densities in general planned permitted densities is 2,542 units with an additional 417 units on surplus school sites.
 - c. There are 88,100 jobs currently in Sunnyvale. This number could increase to 111,500 at buildout, excluding the land used for mobile home parks in the M-2 zoned district. Conversion of the mobile home areas to industrial could increase the number of jobs in Sunnyvale to 119,100.

Neighborhood Condition

1. The overall physical condition is sound. However, the majority of residential structures are entering an age when the need for repair increases. The highest concentration of deteriorating residential units are in older neighborhoods.

- a. 97% of all buildings are currently in sound condition, however 63% of all residential units are between 15 and 30 years old. Dwelling units constructed between 1950 and 1964 show signs of wear and begin to need more substantial maintenance in order to continue their sound condition, good appearance and viability.
- b. Mobile homes are under state jurisdiction and located in 20 mobile home parks. Several are older parks and some are not zoned with a residential zoning.
2. Spot areas of residential, commercial and industrial buildings are deteriorated. A combination of structural deficiencies, code violations and poor aesthetics detract from neighborhood quality. Commercial areas have the highest concentration of deteriorated buildings.
3. Building Code and zoning violations are a major deterrent to neighborhood quality.
 - a. Residential areas have the highest percentage of inoperable vehicles and illegal side yard structures.
 - b. Commercial areas contain the highest number of unenclosed trash containers.
 - c. Three percent of all parcels in the City contain a visible zoning code violation.

Accessibility

1. Vacancy rates for both rental units (.3%), owner-occupied units (1%) and mobile home sites (0%) are extremely low. The jobs/housing imbalance has created a high housing demand and has reduced the choice of housing type, location and cost for all people. Handicapped, elderly, poor and minority households encounter a more difficult time finding affordable housing because of the shortage.
2. The high demand for owner-occupied housing results in a demand for conversion of apartments to condominiums. Often tenants cannot afford to purchase the converted units and are displaced. The low vacancy rate makes it difficult for displaced tenants to relocate in affordable housing, the supply of which is further reduced by the conversion to condominiums.
3. The shortage of rental units is further aggravated by discrimination on the basis of race, creed, color, sex, marital status, national origin and age.
 - a. Seventyfour percent of Sunnyvale's apartment complexes discriminate on the basis of age.
 - b. Midpeninsula Citizens for Fair Housing responded to 178 complaints of discrimination in 1978. The great majority of these complaints were racial discrimination.

Affordability

1. Less than 15% of Sunnyvale residents could afford to buy a house in Sunnyvale today.
 - a. In February 1979 a household would have to earn \$39,700 annually to afford to buy the average home in Sunnyvale.
 - b. A combination of a slow rate of new construction, persistent increasing demand and costs rising faster than household income has resulted in housing being affordable only to a minority of residents.
2. As fewer people can afford homeownership, more people must rent.
 - a. A combination of a slow rate of new construction and persistent increasing demand has resulted in few vacancies and increasing monthly rents. Households most affected are those on fixed incomes and with low-to-moderate incomes.
 - b. Fifty-one percent of all rental households are considered to be low and moderate income by Federal standards.
 - c. Thirty-seven percent of renters were paying more than 25% of their income for housing in 1975.
 - d. Newly constructed, market rate units do not supply more affordable units since the cost of construction requires very high rents.
3. The City's regional fair share of housing affordable to households earning less than 80% of the County median is 7,078 as identified by the State.

Condominium and Co-Operative Conversions

1. The demand for affordable owner occupied housing has spawned an interest by developers to convert apartments to condominiums or co-operatives for sale.
2. The extremely low vacancy rate reduces a displaced tenant's opportunity for equal replacement housing.
3. A majority of existing rental units will need some type of physical site improvements in order to provide adequate owner occupied housing.
4. Uncontrolled conversion of apartments may substantially reduce rental opportunities and impact specific segments of the rental market.

Intergovernmental Coordination

1. Sunnyvale is one of several Bay Area jurisdictions which is part of the housing market.

2. The Housing & Community Revitalization Sub-Element is only one of several City documents which influence housing. The Community Development Block Grant Housing Assistance Plan (HAP) and Areawide Housing Opportunity Plan (AHOP) are directly related. Other City General Plan Elements indirectly affect housing.
3. Housing is an interdisciplinary problem which requires a cooperative effort of private industry, neighboring cities, Santa Clara County, Association of Bay Area Governments (ABAG), the State and Federal Governments.

GOALS AND POLICIES

I. Supply

- A. Foster expansion of the housing supply to provide greater opportunities for current and future residents within environmental, social and fiscal constraints.
 - A1. Annually review the General Plan and recommend changes based on community conditions, giving highest processing priority to housing needs within the constraints of environmental impacts, public services needs and neighborhood character.
 - A2. Expand housing opportunities by permitting a residential mix with job producing land uses.
 - A3. Encourage and assist in innovative uses of current residential zone districts.
 - A4. During review of residential projects give highest processing priority to those which include below market rate units.
- B. Provide for the growth of jobs so long as housing is available within a reasonable distance from the job location and the expansion of job producing uses is within environmental, fiscal and social constraints.
 - B1. Continually monitor the number of jobs and housing units.
 - B2. The City shall require development which expands employment opportunities to contribute towards the provision of housing.
 - B3. The City will work with industry and County Transit District to improve transit capabilities into and through Sunnyvale.

II. Neighborhood Conditions

- C. Ensure a high quality living and working environment.
 - C1. Encourage property owners to maintain existing developments in a manner which enhances the City. Properties should be aesthetically pleasing, free from nuisances and safe from hazards.

-
- C2. Identify and upgrade all pockets of seriously deferred maintenance, encouraging private redevelopment of underutilized and declining sites within existing neighborhood characteristics.
 - C3. Investigate and pursue Federal, State and private funded programs available for expansion of rehabilitation activities.
 - C4. Expand the current Block Grant funded rehabilitation program to nonowner-occupied units. However, owner occupied units will have first priority when funds are limited. Ensure that this capability will not be used for speculative purposes.
 - C5. Protect and preserve those portions of Sunnyvale which provide an historic link with Sunnyvale's past.
 - C6. Promote good tenant/landlord relations.
 - C7. Ensure that new development and rehabilitation efforts promote quality design and harmonize with existing neighborhood surroundings.
 - C8. Displacement impact on tenants as a result of revitalization or land use changes should be considered in the application approval process and minimized where possible.

III. Affordability

- D. Promote and maintain a diversity in tenure, type, size, location and cost-of-housing to permit a range of individual choice for all current residents and those expected to become City residents as a result of normal growth processes and employment opportunities.
- D1. Create a working relationship between the public and private sectors to maintain 20% of existing rental units affordable to lower income families and seniors and to assist middle income families with ownership possibilities.
- D2. Require a mix in the price of housing units in new subdivisions and apartment complexes as a way of distributing low and moderate cost housing throughout the City. The intent of this concept is to ensure an increase in the supply of affordable shelter throughout the community.
- D3. Use local, state and federal financing programs which help reduce the costs of construction, helping to make housing affordable to low and middle income families, seniors and handicapped.
- D4. Utilize local, state and federal subsidy programs to reduce the cost of construction or the cost to the resident in order to make housing affordable to lower income households.
- D5. Promote a working relationship with residential developers to help implement housing policies.

IV. Accessibility - Fair Housing Practices

- E. Promote a community in which all people regardless of their ethnic, racial, religious background, income, marital status, sex or age will have an equal opportunity to avail themselves of housing.
 - E1. Prevent unlawful discrimination against families with children recognizing that some factors such as safety and senior citizen housing may not be suitable for the occupancy of children.
 - E2. Support efforts of organizations which help to eliminate unlawful discrimination in Sunnyvale.
 - E3. Ensure that handicapped persons have access to newly constructed residential developments as required by code and encourage similar access in renovated structures.

V. Condominium & Co-Operative Conversions

- F. Provide a mixture of owner and rental housing opportunities by allowing conversion from apartment to condominiums or co-operatives when a benefit to the overall City housing need can be shown.
 - F1. Allow condominium and co-operative conversions when the City-wide vacancy rate for rental units warrants such conversions.
 - F2. Ensure that all conversions meet on-site standards.
 - F3. Provide for tenant protection prior to a conversion application. This would include a prohibition of rent increases and evictions with the intention to create vacancies prior to filing an application for conversion.
 - F4. Conversions shall provide ownership opportunities to those living in apartment complexes at time of application.

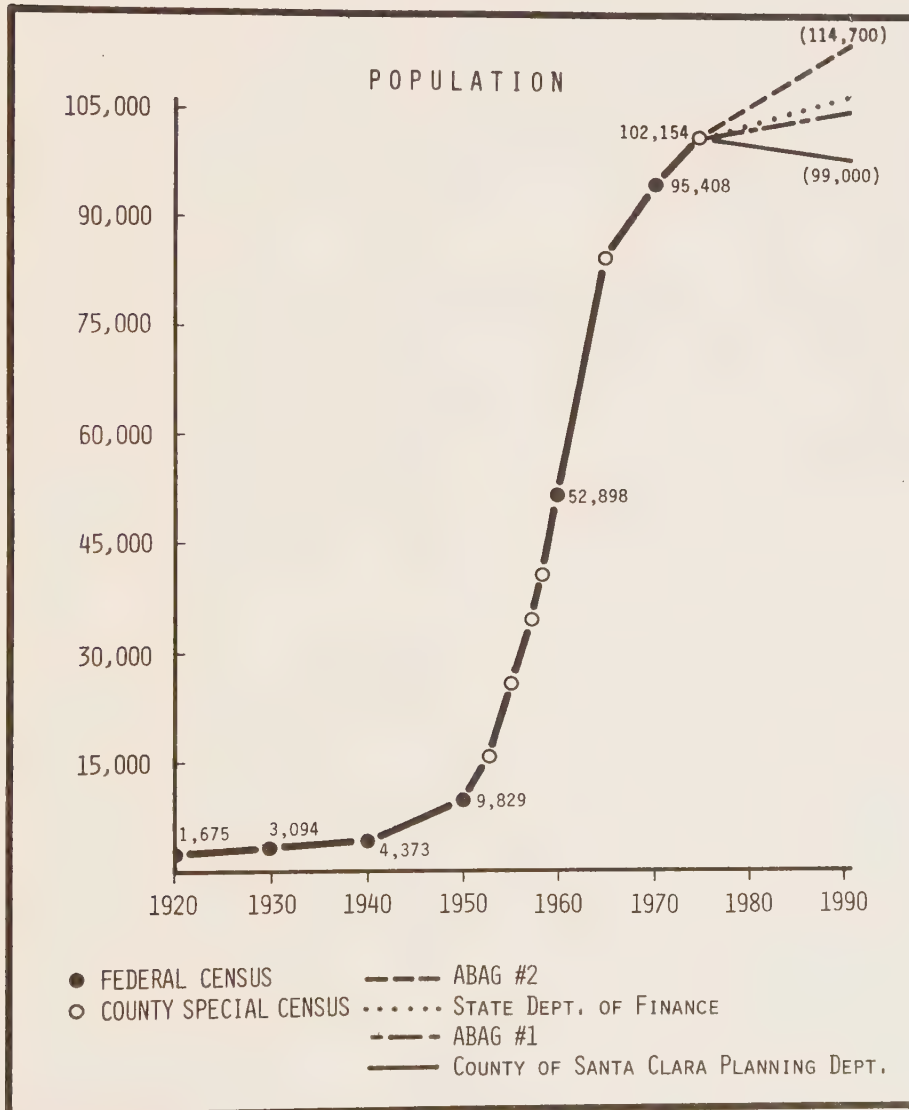
VI. Intergovernmental Coordination

- G. Assume an active role in reviewing and formulating Federal, state, regional and County-wide housing programs to insure compatibility with local policies and needs.
 - G1. Provide comments concerning state and regional housing plans such as the State Fair Share housing allocation or the State Office of Housing and Community Development.
 - G2. Consider Supporting housing legislation at the County, State and Federal levels which will promote more housing opportunities for all segments of the community.
 - G3. Continue an active dialogue with neighboring cities, Santa Clara County and ABAG regarding mutual concerns.

COMMUNITY CONDITIONS

THE RESIDENTS

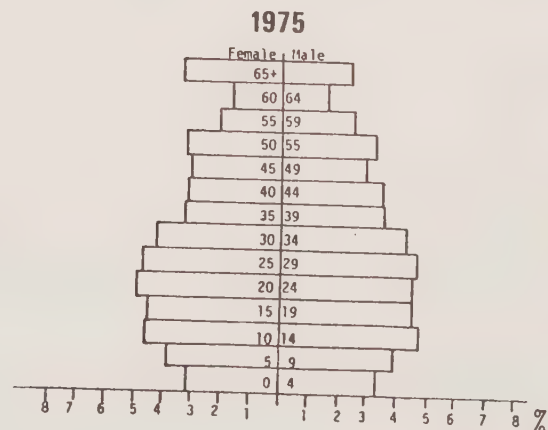
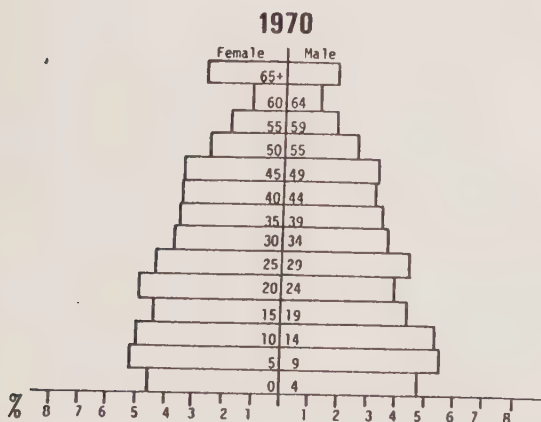
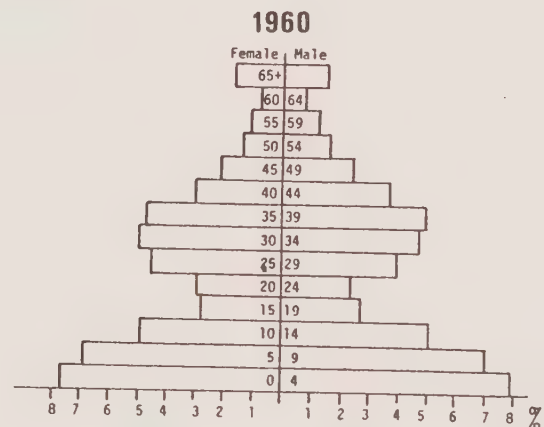
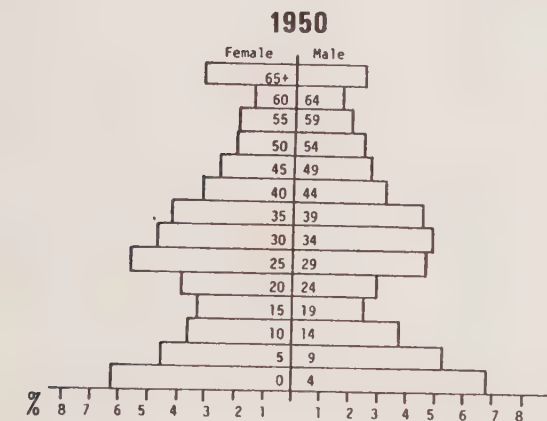
Much of Sunnyvale's population growth occurred in one twenty year explosion between 1950 and 1970. Sunnyvale's character changed from an agriculture town to a major urban industrial center. In contrast to the growth of 1950-1970, the 1970 decade has shown a levelling trend, which will continue in the future. Projections for the 1990 population vary from a decrease to 99,000 to an increase to 114,700. The most significant factors affecting Sunnyvale's population growth, or lack thereof, is the additional housing supply potential and diminishing household size. The following projections are based on the 1972 General Plan.



Sunnyvale's population is getting older. This is primarily due to a decline in school age children and an increase in the 60+ age group. The age/sex pyramids illustrate the change in age distribution between 1950 and 1975.

The reduction of school age children is the result of several factors. High housing costs are prohibiting families from moving into the area. Rather they are locating in southern Santa Clara County where housing is less expensive. A limited supply of rental housing where children are accepted makes it difficult for families to obtain shelter and thus discourages in-migration. This low in-migration of children combined with a declining fertility rate among residents also contributes to fewer persons per household. The trend towards fewer children within the community is likely to continue.

POPULATION BY 5 YEAR AGE GROUPS

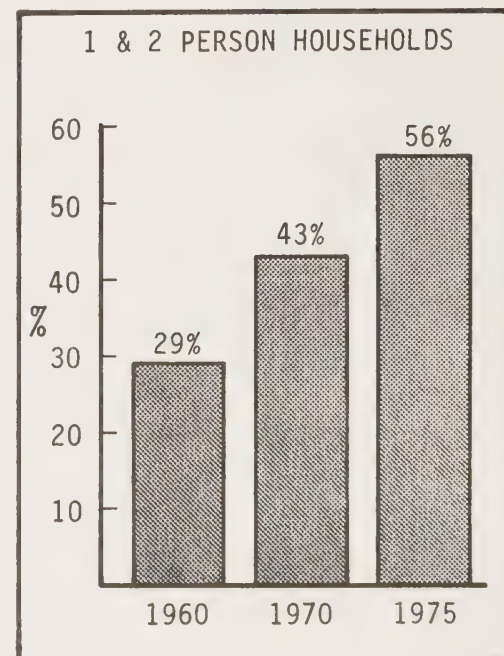


	<u>Persons Per Household</u>				
	<u>1960</u>	<u>1966</u>	<u>1970</u>	<u>1975</u>	<u>1990*</u>
Sunnyvale	3.65	3.38	3.03	2.7	2.25
Santa Clara	3.89	3.4	3.15	2.72	2.27
Mountain View	3.2	2.8	2.4	2.10	1.90
Santa Clara County	3.36	3.35	3.23	2.92	2.41
San Jose	3.19	3.42	3.35	3.1	2.48

*estimate

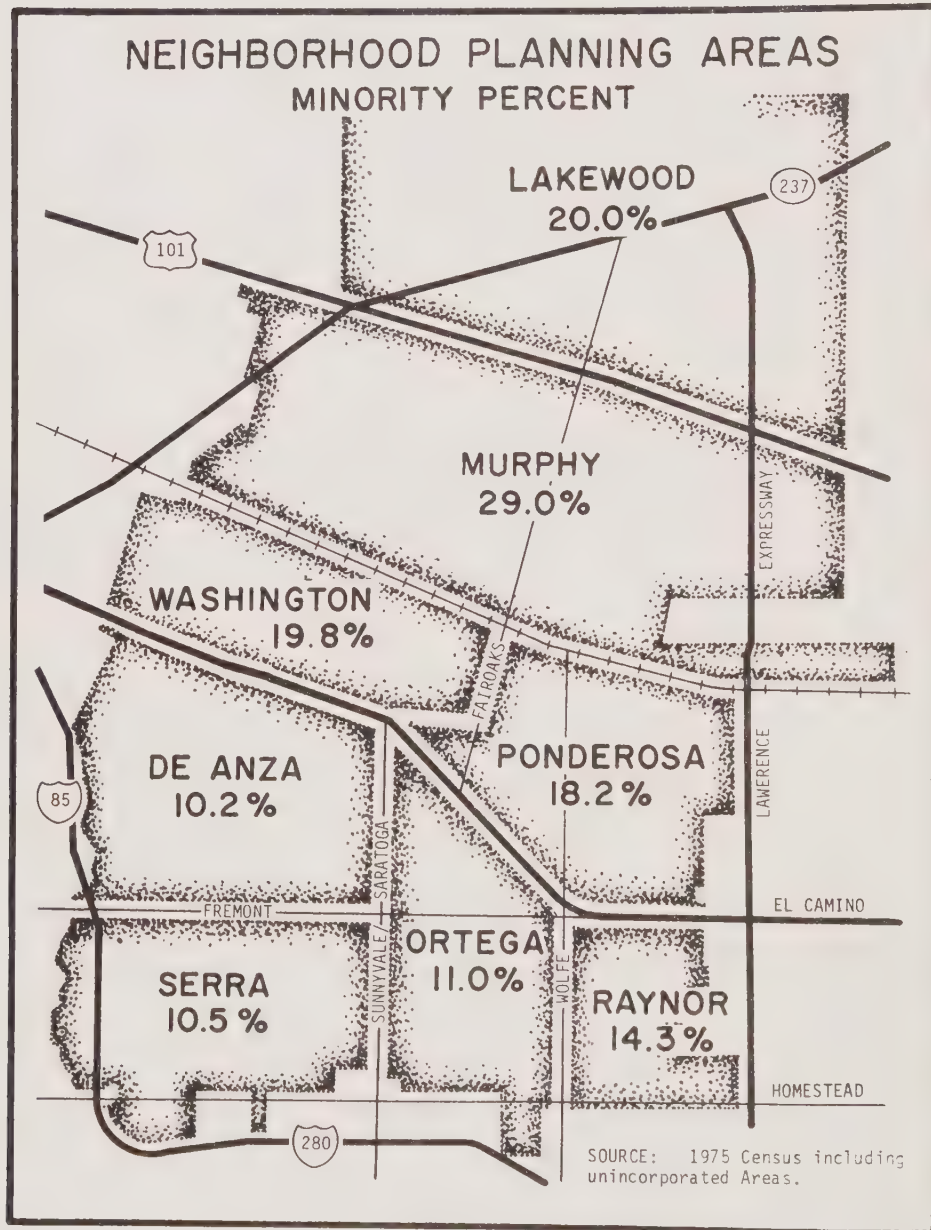
The County of Santa Clara estimates that there are 6,110 non-working households in Sunnyvale which includes senior citizens or student households. These households are not part of the labor force and are thus not included in jobs/household ratios. However these households do have a need for housing.

The number of persons per household has declined steadily for Sunnyvale, its neighbors and County-wide. Fewer children, more elderly households and more single person households contribute to the decline. Projections indicate the County-wide average may drop from 2.92 to between 2.35 and 2.48 by 1990. In 1960, 29% of Sunnyvale's households were composed of one or two persons. In 1970 this had increased to 43% and by 1975 to 56%. If this trend continues, the number of dwelling units could actually increase while the City's total population decreases. A trend towards smaller households also puts a greater demand on housing since shrinking household size also leads to the occurrence of "overhoused" households. After the children grow up the parents remain in a large house. Higher housing prices prevent the elderly from moving to a smaller house or a family from purchasing the large house that they need. Thus the elderly become overhoused in a dwelling unit too large for their needs. Excess housing capacity does exist but it is not available to reduce a housing shortage among families.



ETHNIC COMPOSITION

Minority households represent about 18% of the population. The map illustrates the percentage of minority population in each planning area.



OWNERS AND RENTERS

The ratio between owners and renters reflects the type of construction which dominated that era. Residential construction between 1950 and 1959 was 84% single family units. In contrast between 1970 and 1978, 33% of residential construction starts were single family while 67%

	<u>Owner %/Renter %</u>			
	<u>1950</u>	<u>1960</u>	<u>1970</u>	<u>1975</u>
Mountain View	N/A	56/44	34/66	31/69
Santa Clara	63/35	75/25	56/44	51/49
Sunnyvale	N/A	73/27	58/42	56/44
Santa Clara County	65/35	77/23	62/38	61/39
San Jose	63/37	63/37	63/37	65/35

NOTE: N/A - not available

were duplex/multi-family units. Sunnyvale, Santa Clara and Santa Clara County have all followed almost identical patterns where Mt. View has consistently had a higher rental unit percentage.

Future owner/renter percentages depend on land availability and the type of construction, which in turn depends on the ability to rent or sell the units within market place parameters.



HOUSEHOLD INCOME

The table below illustrates a dramatic and long term rise in income for Sunnyvale, its neighbors and Countywide.

	<u>Median Household Income</u>				
	<u>1949</u>	<u>1959</u>	<u>1965</u>	<u>1969</u>	<u>1974</u>
Sunnyvale	3,632	7,937	9,376	13,078	14,912
Santa Clara	2,782	7,472	8,435	12,135	13,456
Mountain View	3,505	7,566	8,162	11,830	12,790
Santa Clara County	3,009	7,417	8,663	11,539	14,566
San Jose	2,946	6,949	8,252	10,854	14,361

However, inflation renders much of this increase illusory. Research on the County-wide median income reveals that when the 1965-69 increase of 33.2% is adjusted for inflation the real increase is reduced 26.2%. The increase between 1969-74 is actually a 3.7% decrease when computed with inflation. In other words, income did not increase as much as the increase in costs of goods and services.

City-wide, approximately 33% of households fall within the designation of low-to-moderate income, i.e. those households earning less than 80% of the County median. Of all households who rent, 51% were low income, while 22% of owner-occupied households were low income. Typically these households have difficulty finding affordable housing and often pay more than 25% of their income for housing. The lower income households generally locate in the northern part of Sunnyvale, particularly in the Central Sunnyvale area. 22% of the City's households were headed by females. Their median income is \$8,625 or 59% of the City's median income for all households. Of households earning less than 80% of the median income, 36% are female headed households. Of these low income, female headed households, 52% are single person households and a large portion of these are persons 65 years or older. It will become increasingly more difficult to maintain housing affordable to these people. As rents go up, people on limited incomes will be forced to move.

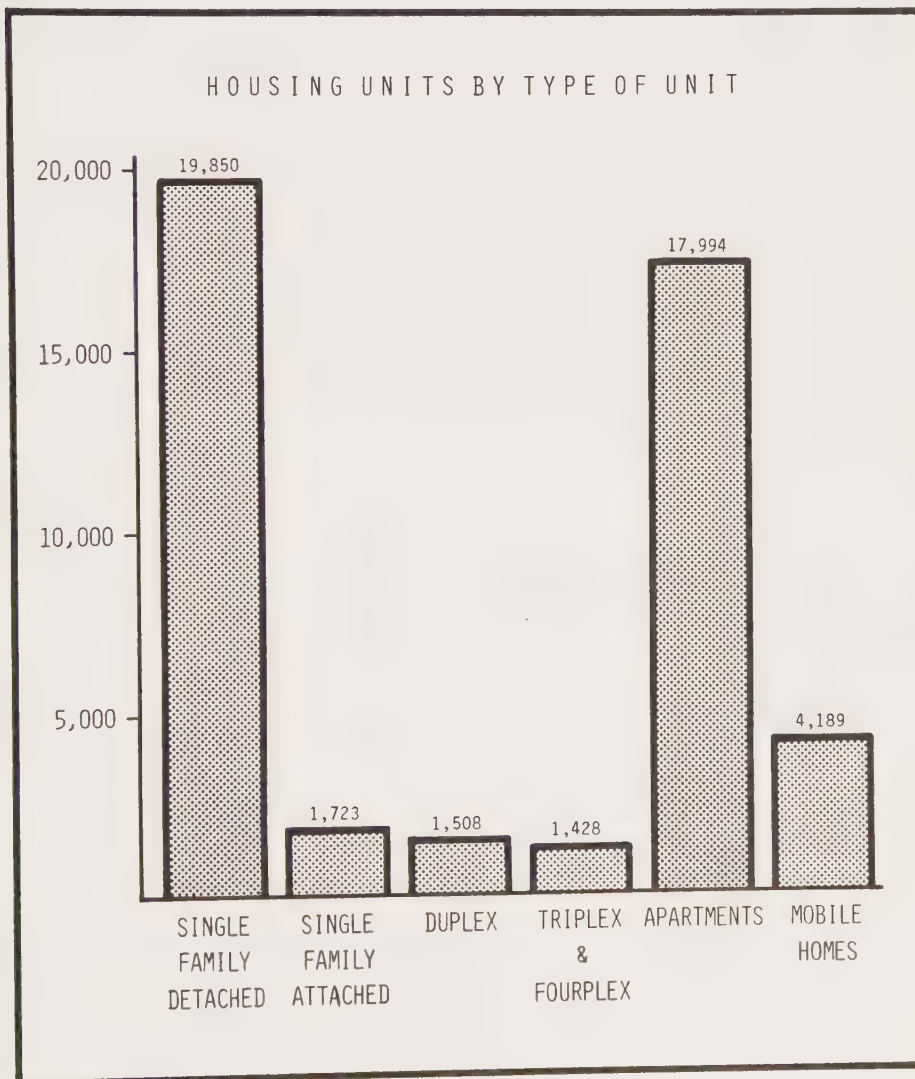
County-wide, the handicapped head of households had a median income of 49% of the County median. 70% of the handicapped head of households were over 50. The City's elderly population also is generally less affluent than the population as a whole. Households age 65-69 had a median income of \$7,350 or 49% of the City's median. This dropped to \$5,510 for 70-74 age group and \$4,330 for the 75+ age group.

The minority population is 18% of the City's total population. Except for the Japanese and Chinese households, the median income of the remaining minority-households is below the City median.

THE LAND

As of January 1979 there were 46,692 dwelling units in Sunnyvale. With streets and highways excluded, 50% of the developed land or 4,608 acres is devoted to residential use. The chart provides a breakdown of the type and number of existing units. Single family detached housing comprises 72% of the residential land and provides 43% of the housing, while the remaining 18% of residential property provides 57% of the housing supply. The single family areas have a density of approximately 5.8 units per net acre. Overall, Sunnyvale has a 10.0 unit per net acre density which compares with the cities of Santa Clara at 9.7, Mt. View at 12.5 and San Jose at 7.2.

Only 6% or 801 acres of the developable property in Sunnyvale's sphere of influence remains vacant or in agriculture. 594 acres are slated for industrial development.



January 1979

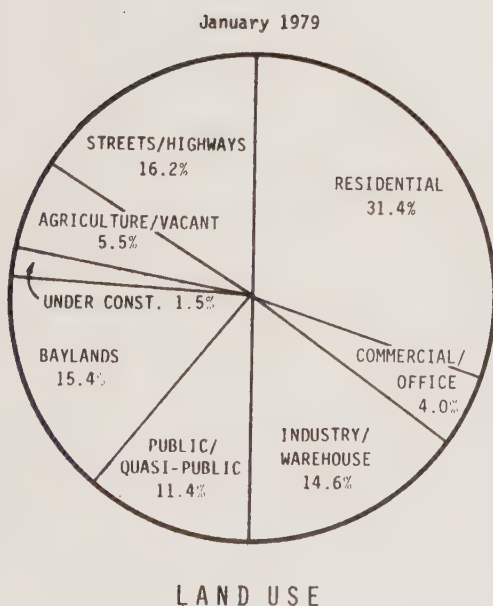
There are approximately 230 acres of land available for new residential construction if vacant or agriculture areas designated on the 1972 General Plan for housing; land which is underdeveloped or suitable for redevelopment with a residential use; and school sites which might possibly be converted to housing are aggregated.

On residentially designated land, a maximum of 2,542 units could be provided at an overall density of 12.8 units per acre. Another 417 units could be gained if abandoned school sites are used for housing. 2,790 of these units would be in projects containing ten or more units.

Approximately 304 acres of land zoned M-2 are used for mobile home use. The parks in this zone district contain 2,712 housing units. Industrial zoning districts were modified to allow mobile home residential use with a Temporary Use Permit for 21 years and in some cases 30 years. The first of these permits is due to expire in 1988. As the 21 year Use Permits expire the possibility arises that land use may change to an industrial type. If this occurs the 2,712 units would be lost and replaced with industrial uses having an estimated 7,600 new jobs.

The Land Use Element of the General Plan, with its implementing tool the Zoning Ordinance, controls the sites available for any particular land use and the density or intensity of development on the site. In order to change the proportion between land available for housing or industrial use, a change in the Land Use Element must occur. Decisions to change or maintain the status quo of the Land Use Element and Zoning Ordinance must be based on specific criteria. Those criteria which relate to housing include:

1. Traffic and its impact on neighborhoods including air pollution and noise.
2. The ability of the City to supply water and electricity to new developments.
3. The ability of the City to accommodate sewage outflow.
4. The fiscal impacts or the ability of the City to collect and spend funds to build and maintain additions to the infra-structure.
5. Compatibility of industrial, commercial and residential mixture.



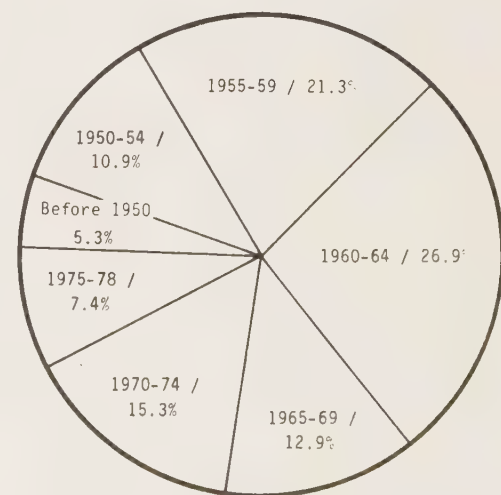
NEIGHBORHOOD CONDITION

The great majority of structures which serve Sunnyvale's residents and employees were built between 1950 and 1970. The chart illustrates the portion of buildings built prior to 1950 and in successive five year groups to the present. As illustrated on page 29, housing construction during the 1950's decade was primarily single family housing which accounted for 84% of the housing starts with 16% being duplex and multiple family units. However, during the following decade of the 1960's, single family units were 44% of housing starts while duplex and multiple family units represented 56%. The 1970's decade has seen this trend continue with single family units being 34% of housing starts and 66% duplexes and multiple family units.

The great majority of Sunnyvale's structures are residential units and it is significant to note that 63% of all housing units were constructed between 1950 and 1964. The 15 to 30 year old category is especially critical for housing, since this is a time when signs of exterior deterioration become most evident and interior facilities malfunction. As the buildings continue to age, the potential for deteriorating structure conditions increases. Thus the housing boom of the 1950's and 1960's will become the repair and rehabilitation boom of the 1980's-1990's.

On a City-wide basis 97% of the building stock was rated sound. This high percentage can be attributed to the relatively recent construction of a majority of structures and high demand market conditions which increase property value and thus its maintenance. Minor repairs are required in 2% of the structures and 1% require major rehabilitation or demolition. Structures which require minor repair are concentrated mainly in the area downtown and extending north to the industrial areas. This is the older part of town and contains almost all the structures which were built before 1950; some date back to the 1920's and a few in the late 1890's. Structures in the unsound categories are scattered throughout the City with notable concentrations in the Hollenbeck and Fremont corner, Crescent Avenue near Sunnyvale-Saratoga Road, the industrial development along Evelyn Avenue and the commercial area on South Murphy.

As a group the office and commercial land uses do not maintain their conditions as well as other land uses. When compared in their own category, only 81% are rated sound. Twelve percent require minor repair, and 7% require major rehabilitation or demolition. Major areas



CONSTRUCTION
STARTS



of concentration occur along El Camino Real, the corner of Fremont and Wolfe and in the downtown area, particularly along South Murphy.

In addition to structural condition, the incidence of zoning violations can serve as an indication of neighborhood quality. The most frequent violation is unenclosed trash containers which tend to concentrate in the commercial and multi-family areas. These violations combined with the less frequent unenclosed storage, residential auto repair, truck parking and equipment storage all detract from neighborhood aesthetics and may lead to nuisance and hazardous conditions. However, only 3% of the lots contain such violations and thus do not appear to constitute a major detraction from neighborhood condition.

When viewed as a whole, Sunnyvale has excellent structural condition and very little to detract from neighborhood quality. Certain planning areas contain concentrations of deteriorating structures or zoning violations which tend to be unique to each planning area rather than City-wide.

As the City ages, an ongoing cycle of private redevelopment occurs on sites which, in the owner's opinion, would be better used for a different purpose. Declining property condition, decreasing income generation, increasing maintenance costs and higher profit all motivate changes in land use. Private redevelopment usually occurs on underdeveloped sites which can be rebuilt at higher densities. The higher densities are necessary to meet high construction, finance and land costs. To a large degree improvement of neighborhood condition is dependent upon private redevelopment. The constant improvement of property stimulates property values, improves aesthetics and contributes to city-wide vitality.

Many land uses are occupied by persons who rent the land. Such tenants as apartment residents, mobile home occupants and some commercial and industrial enterprises have no control over land use or redevelopment decisions made by the property owner. If their site is a candidate for redevelopment, public hearing comment is the only opportunity to influence property owner initiated land use changes.



AREAS OF STRUCTURAL DETERIORATION IN SUNNYVALE

THOSE EMPLOYED IN SUNNYVALE

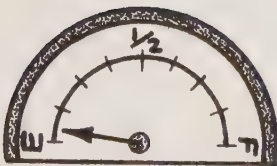
Sunnyvale serves the Bay Area as a major industrial center with a major concentration of electronic, defense and light industrial corporations. Using 25 employees per acre as an estimate of potential employees per acre, Sunnyvale's sphere of influence has a buildout potential as follows.

Potential Employment in Sunnyvale

<u>Employment</u>	<u>Jobs</u>
Vacant land available for commercial or industrial development ¹	16,700
Industry under construction ¹	4,000
Commercial under construction ¹	700
Town Center employment ²	2,000
Spring 1979 total City-wide employment ³	88,100
Conversion of M-2 zones from mobile homes to industry ¹	7,600
TOTAL	119,100

Source: 1) Field Survey, January 1979
2) Department of Redevelopment
3) Housing Division Telephone Survey

These estimates rank Sunnyvale second as an employment center in Santa Clara County and fourth in the entire Bay Area exceeded only by San Francisco, Oakland and San Jose.



Less than 20% of the current industrial employees live and work in the City. As a result, the majority of employees commute. The average commute trip is currently 15 miles. This commute cost \$6.25 per day in 1977 and will rise to \$25.65 in 1990. The percent of income used for commuting in 1977 was 9.4% which is estimated to be 16.5% by 1990. These costs anticipate gasoline at \$2.50 per gallon in 1985. These estimates were published by the Santa Clara County Housing Task Force in their October 1977 report, Housing: A Call for Action.

THE MISMATCH & ITS IMPACTS – DEMAND VERSUS SUPPLY

Using current land use designations as shown on the 1972 General Plan and assuming current trends there is a significant difference between the demand for housing and the City's ability to supply. The following chart illustrates this shortfall within the Sunnyvale sphere of influence.



The term shortfall is used to represent the gap between housing demand from existing residents and employment factors and housing actually provided or potentially buildable. The shortfall has impacted the affordability of housing and its accessibility to existing and potential residents. The chart below illustrates the number of housing units Sunnyvale will fall short based on demand from working and non-working households. It assumes that one housing unit should be provided for every 1.6 jobs plus an additional 6,000 units for full-time students and retired households.

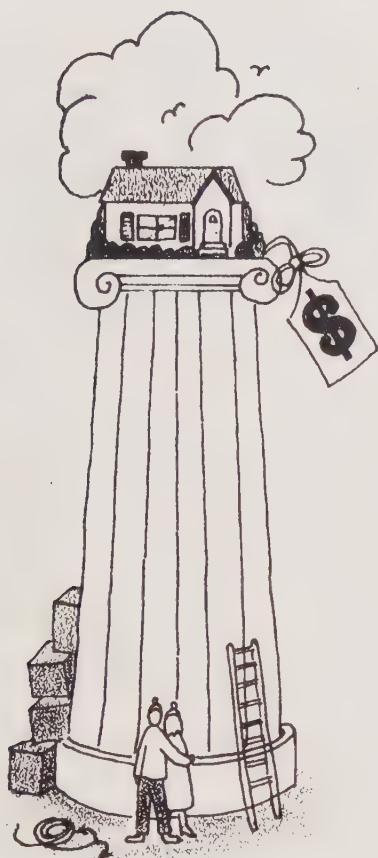
By 1985, 7,078 housing units in Sunnyvale should be affordable to low and moderate income households to meet its "Fair Share". Fair Share is a concept utilized by the State to illustrate local need for low and moderate income housing. These housing needs are not typically met by the market and thus in the State's view are the responsibility of each jurisdiction. Each city and county in the Bay Area has been assigned a fair share. A good faith effort is expected toward meeting the fair share allocation. These units could be available as a result of public and/or private efforts.

JOBS vs. HOUSING EMBALANCE

	<u>*Estimated Employment</u>	<u>+ Non-working+ Households</u>	<u>= Required Housing</u>	<u>- Housing Provided</u>	<u>= Shortfall</u>
Spring 1979	88,100	6,100	61,163	46,692	14,471
Buildout anticipated at present General Plan & zoning	111,500	6,100	75,788	49,234	26,551
Buildout if M-2 lands convert to industry	119,100	6,100	80,588	46,522	34,016

*There are 1.6 workers per household

+Each of the households requires one unit



TRENDS IN OWNER OCCUPIED HOUSING

Housing Costs

The cost of owning a home has increased dramatically throughout Santa Clara County and Sunnyvale is no exception. The chart below illustrates the price of new homes occupied in the County.

During the 1966-71 period housing prices fluctuated, but increased only 3% overall. However, the 1971-77 period brought a steady climb in housing costs resulting in a 189% increase throughout the County.

For Sunnyvale the trend has been even more pronounced. The Federal Census reported the median value of an owner-occupied unit in 1960 at \$17,300 and \$29,200 in 1970. The Sunnyvale Board of Real Estate Multiple Listings report published in November 1978 documented the average sales price at \$77,822 for the period 1/78-11/78 and \$90,822 for homes sold during the month of November. In February 1979 the San Jose Mercury News reported the median price of a Sunnyvale home at \$91,976. These figures represent an increase in cost of 215% from 1970-79 for owner-occupied homes in Sunnyvale. The cost of housing is a reflection of the cost and the potential of new construction and the demand for existing housing.

Demand for existing housing can best be measured by the vacancy rate (see chart on page 26). The 1979 Postal Vacancy Survey estimated a 1% vacancy rate for single family dwellings. This is a high demand; a 5% vacancy rate is considered a healthy rate. With a continued high demand, housing costs will continue to soar unless

Median Price of New Homes Occupied in Santa Clara County

<u>Year</u>	<u>Median Price</u>	<u>% Change</u>
1966	\$23,200	-
1967	24,500	+5.6
1968	25,600	+4.5
1969	27,000	+5.5
1970	23,800	-11.9
1971	23,900	+0.4
1972	26,000	+8.8
1973	31,200	+20.0
1974	37,500	+20.2
1975	45,700	+21.9
1976	53,300	+16.6
1977	69,100	+29.6

House Payment Equals 25% of Gross Annual Income

	<u>1970</u>	<u>1975</u>	<u>1979</u>
Price	\$23,800	\$45,700	\$91,976
Monthly mortgage payment of 1% after 10% downpayment	\$214	\$411	\$828
Gross annual income required if housing is 25% of income	\$10,280	\$19,728	\$39,744
Percentage of Sunnyvale resident households which could afford to purchase in Sunnyvale	68%	31%	15%*

*Housing: A Call For Action estimated approximately 15% of Sunnyvale households could afford to purchase a median priced house in 1977. In the two years since that estimate it is likely the percentage has dropped even lower.

new opportunities to meet the demand can be provided. The cost and the potential for new construction is discussed later.

Affordability

From 1970-79, in contrast to the 215% increase in the cost of home ownership, income in Sunnyvale increased 56%. Less than 15% of the people who live in Sunnyvale can afford to purchase a home in Sunnyvale today. Using the typical rules of thumb of 10% down, monthly payments at 1% of the remaining mortgage, and 25% of gross annual income as an affordable housing expenditure, the above three scenarios illustrate a vivid picture of declining ownership affordability in Sunnyvale.

The substantial increase in the cost of owner-occupied housing has affected both new and existing dwellings. Theoretically, new housing is more expensive while older housing remains less expensive. Typically, as established households trade up, the older, existing housing "filters down" and provides entry into the ownership market for new, low-to-moderate income families. However, the increase in value of many older houses is keeping pace with new houses. The "filtering down" of housing to a price affordable to new, low and moderate income families is virtually curtailed. Older housing that at one time may not have been desirable is being purchased by higher income families because it is all that is affordable and available.



A side effect of the sharp increase in housing cost is an increase in the rate of remodeling. Families are remodeling or adding on a room instead of moving and trading up. New resident-owners are more affluent and are revitalizing and improving the older homes. All of which helps maintain the housing stock condition but does not aid in providing affordable housing.

In order to maintain the market for a greater number of households, the "rules of thumb" used to calculate affordable housing payments are changing. Now, 33% of gross annual income is often considered an appropriate expenditure. The purchase price may be $3\frac{1}{2}$ times the gross annual income and a 20% downpayment may be required. For people already owning a home, a new home is sometimes purchased with a greater downpayment in order to reduce monthly payments. Financial institutions are also using new payment plans to help make ownership more feasible. Where two incomes are present, both incomes are required to be included in calculating affordability. The result of these changes is a greater debt load on the household.

Of the 4,771 low income/owner-occupied households, 3,263 households have affordable housing costs. This situation is due to a large degree to the fact that these owners purchased their homes in the 1940's and 1950's. Although their incomes are low, their housing costs are low too. Typically, these owners could not afford to rent or move and thus remain in their homes. However, when the house is sold it will not be in the affordable range but will sell at market rate. Over time the lower income persons will be replaced with upper income households.

House Payment Equals 33% of Gross Annual Income

	<u>1970</u>	<u>1975</u>	<u>1979</u>
Price	\$23,800	\$45,700	\$91,979
Monthly mortgage payment of 1% after 20% downpayment	\$190	\$366	\$736
Gross annual income required if housing is 33% of income	\$6,909	\$13,309	\$26,764
Percentage of Sunnyvale resident households which could afford to purchase in Sunnyvale	88%	53%	lack of data precludes accurate estimate

Rental Survey of June 1979

<u>Average Rent for New Tenants</u>		<u>Low</u>	<u>High</u>
Studio	\$239	\$205	\$320
Junior 1 bedroom	278	250	335
1 bedroom	277	215	350
2 bedroom	330	198	440
3 bedroom	363	250	500
4 bedroom	415	317	500

June 1979

Overpayment

Overpayment is said to occur when a family pays more than 25% of gross income for housing. The best data on overpayment is the 1975 Special County Census and although the information is obsolete by today's market conditions the problem of overpayment has most likely increased as housing costs have risen faster than income. Of all homeowners in 1975, 17% or 2,192 households paid more than 25% of their income toward housing. Of this group 69% or 1,508 were considered low-to-moderate income.

Some households choose to make payments greater than 25% of their gross monthly income. Higher income families have a greater latitude to do this as there is more income to spend. Moderate income families often cannot voluntarily spend more for housing because there is insufficient income for other essential items. As a result renting is their only choice.

TRENDS IN RENTER OCCUPIED

Housing Costs

Both the jobs/housing imbalance and the high cost of ownership create a greater demand for rental units. When demand is high and the supply does not expand to meet the demand, rents rise. The 1960 and 1970 census reported median rents of \$107 and \$150 respectively. This is a 41% increase in ten years. A phone survey in June 1979 of 76 apartment complexes representing 9,305 units revealed the following:

The average rent in this sampling is \$ 317. Roughly, this would be a 111% increase in rents from 1970 to present. Rents will continue to rise to meet costs and in response to demand. Rents in newly constructed apartments will also be high reflecting the high cost of new construction.

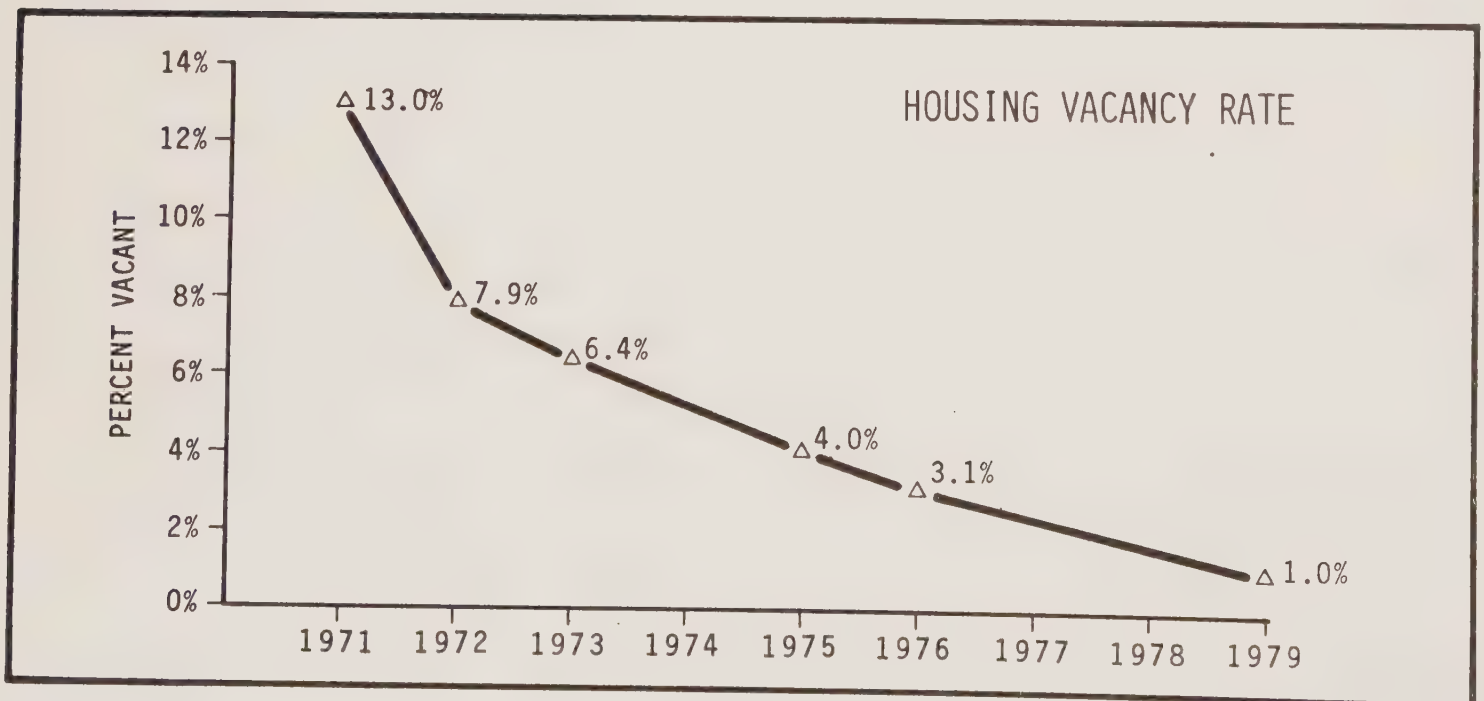
Again, demand for apartments can best be measured by vacancy rates. Apartment vacancy rates declined from a high of 13.0% in 1971 to 3.1% in 1976. Current estimates are 1% County-wide and .3% for Sunnyvale. A 5% vacancy rate is considered a competitive market.

In periods of low vacancy rates tenant choice of price and style of apartment unit is diminished. New tenants must take what is available. Tenants wishing to move discover their choices are severely limited. The advantages of small supply and high demand favor the property owner and provide tenants few alternatives. Owners can continually raise rents to new tenants in accordance with prevailing market conditions.

Affordability

Although the 111% increase of rents is less than the 215% increase in ownership costs, it is still substantial when incomes only increased 56% during the same period. Also, the renter population is composed of relatively more low income persons and persons on fixed incomes.

In 1975, 37% of renter occupied households paid more than 25% of their income for rent. Of these, 94% (3,327 households) were low income. This is twice the percentage of owners who overpaid. It is unknown how many renter households overpay in 1979, as rents can vary widely in the



same complex depending upon when a tenant moved in. Similarly it is unknown how many people wanted to live in Sunnyvale but could not afford to rent or had to move because rents become too high. Nonetheless, the survey noted above indicates that none of the rentals surveyed would be affordable to a prospective household on Social Security. Only at maximum occupancy (i.e. four people in a two bedroom unit) would the average rents be affordable to a low income household. Since most apartments will not be rented at maximum occupancy, it is estimated that 25% of all nonassisted rental units or 4,300 would be affordable in 1979 to low and moderate income households. However, these units over time will decrease in numbers. With a high demand, rents will continue to rise faster than incomes. Low income households (i.e. seniors, students, trainees) will move out of the community to find cheaper housing. Often rents will have a significant increase when a complex is sold. The new owner is faced with a much larger debt load and property tax payment than the previous owner and thus must raise rents to compensate for the increase in costs. New rental projects, unless planned for a rental assistance program, are not affordable and do not expand the housing opportunities for low and moderate income households.

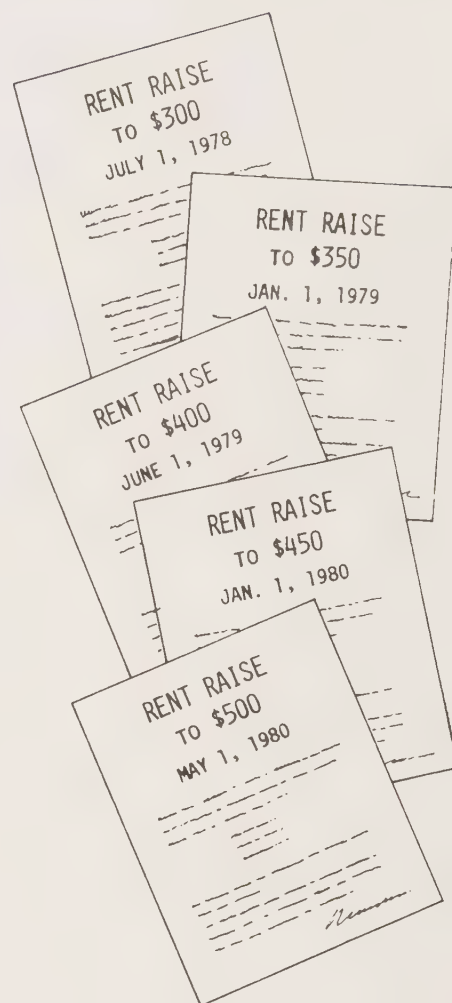
In 1975 Sunnyvale had 669 rental assisted households or 7% of its 10,237 eligible households as compared with Santa Clara at 10% or San Jose at 12%.

The number of rental units affordable to low income persons will continue to decrease as few new units are built and competition for the existing units increases.

Accessibility

Of the 76 apartment complexes surveyed by phone for June 1979, 56 complexes representing 7,000 units practiced age discrimination. This type of discrimination constricts family housing. Families find, that even though they could afford an apartment, they are barred because of their children.

Discrimination on the grounds of race, color, religion, national origin, ancestry, sex and marital status as well as against the blind, visually handicapped or physically disabled individuals is prohibited. Yet this type of discrimination persists. In 1978 Midpeninsula Citizens for Fair Housing received 178 requests from Sunnyvale residents for assistance concerning housing complaints.



MOBILE HOME TRENDS

Mobile homes provide housing which is affordable when compared to market rate single family housing. Mobile homes typically are owner-occupied while the space is rented. However, it is very unusual that a mobile home is actually moved. Usually they are sold in place and occupy the same space until unit deterioration justifies replacement. Indicative of area-wide demand for mobile home spaces is the fact that vacancies are virtually zero.

The cost of a mobile home varies depending upon age. Those which are over five years of age sell in the \$15,000 to \$30,000 range. Newer mobile homes less than five years old sell in the \$35,000 to \$60,000 range. Space rental varies from \$170 - \$250 throughout Sunnyvale. Affordability can be estimated using 10% down-payment on a \$40,000 purchase price with a monthly mortgage payment of \$360 plus \$185 for space rental. Thus, total monthly housing cost is \$545. In order to equal 25% of income the household would need to earn \$2,180 monthly or \$26,160 yearly.

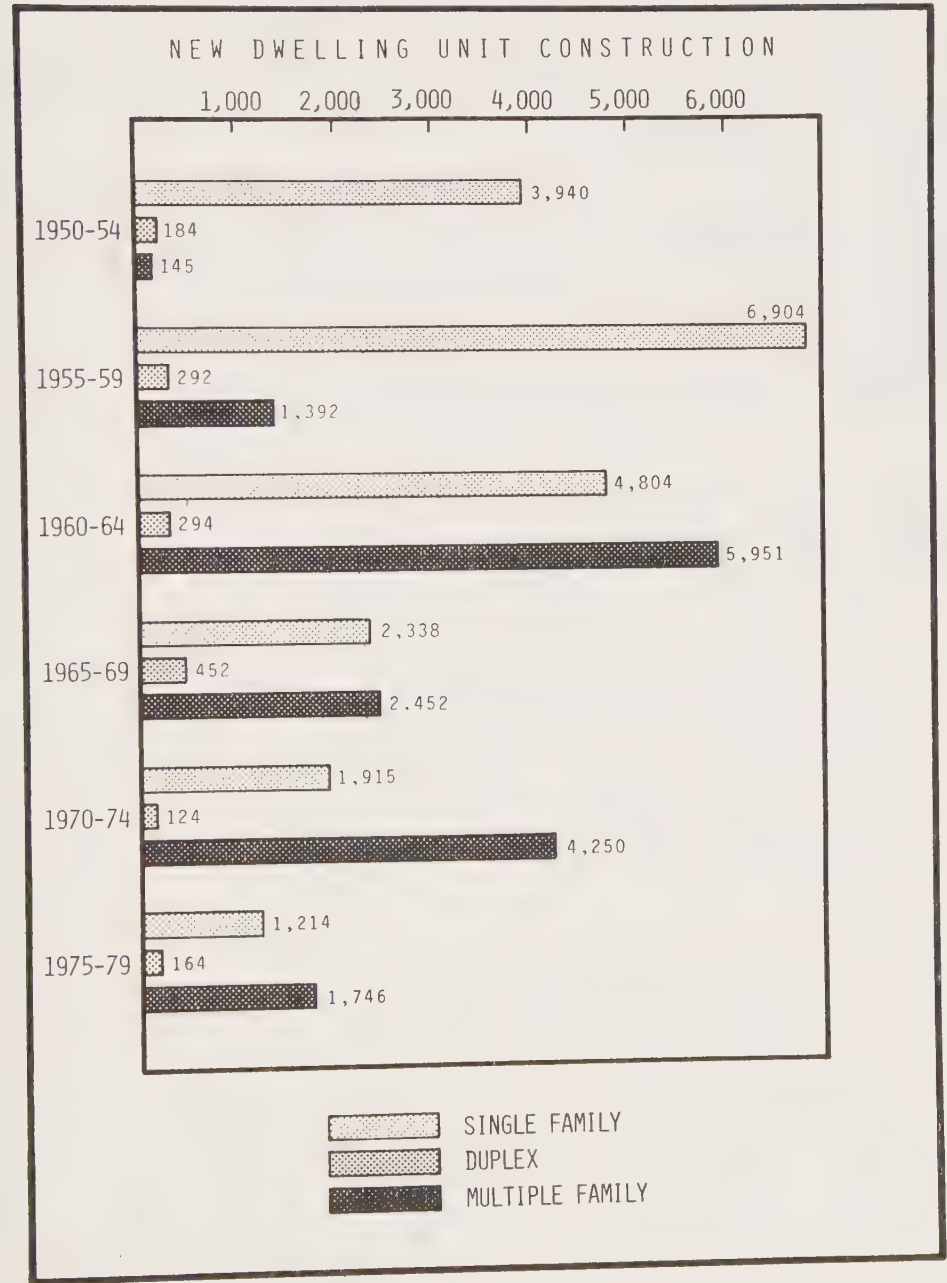
APARTMENT CONSTRUCTION COSTS

(Example of Project Built in 1979)

<u>Summary</u>		<u>Assumptions</u>
<u>Description</u>	<u>Cost</u>	
Land	\$320,000	1. 1.18 acres
Land Carry	10,000	2. 25 units
Legal/zoning/closing	5,000	3. All units are 2 bedrooms
Offsite improvements	30,000	4. \$6.19 a square foot for land (typical in Sunnyvale)
Design	20,000	
Permits/Fees	20,000	<u>Conclusion</u>
FHA Costs	16,000	1. Required rent to cover costs, no profit on cash flow. \$507
Interim Interest	72,000	
Permanent Financing	38,000	2. Required rent to cover costs, 10% profit on cash flow per year. . . . 598
Hard Costs(construction)	600,000	
Contractor Overhead	36,000	3. Average rent of 2 bedroom unit in Sunnyvale (June 1979) 330
Developer Overhead	40,000	
TOTAL	1,207,000	

COST OF CONSTRUCTION

The table on the previous page provides some indicators of cost components for new construction. All of these costs are typically passed on to the prospective homeowner or renter. County-wide, few apartments are being built because the owners have a difficulty charging rents to meet their costs of construction and still be competitive with other existing rentals. Builders are constructing townhouses or condominiums, where costs can be passed through. Increasing construction costs are a severe constraint to providing affordable housing.



CONDOMINIUM OR CO-OPERATIVE CONVERSION

A recent trend in housing is the conversion of apartment complexes into condominiums or co-operatives. Each unit is sold as air-space and is privately owned. The building and grounds are owned in common. Owners are responsible for the maintenance and repair of their individual unit and the homeowner's association is responsible for the exterior and lot.

Condominium conversions affect both owner and renter housing supply. They provide no new housing. However, they shift the balance of housing, increasing owner supply and decreasing rental supply. Demand for conversion stems from the high cost and low vacancy rate for owner-occupied housing. Converted condominiums have comparatively lower cost than new construction and provide an opportunity for ownership.

As the demand and cost of single family homes increase, the value of condominiums and potential conversions also increase. Apartment owners-convertors are interested in conversion because they can make a much higher profit by selling individual units as opposed to selling an apartment complex intact. This is particularly true if the building is older, has exhausted its depreciation for tax purposes and may need extensive repairs in the future.

Condominium conversions affect a wide range of housing concerns which need to be addressed in a local governing policy. Presently, Sunnyvale has adopted policy guidelines which address many of the on-site concerns. The guidelines focus on improving the building to standards which will protect future owners and the homeowner's association from unexpected repairs and poor quality living environments. The guidelines establish minimum standards of for a variety of site and building improvements including landscaping and open space, storage, separate utilities, parking, fire and building safety, sound attenuation and tenant notification. A public hearing and Use Permit are required to approve the conversion.

Additional issues related to condominium conversion go beyond the conversion site and effect the City as a whole. Displaced tenants have difficulty finding replacement housing when the vacancy rate is less than 5%. The displaced tenant may have to move out of the City to find new housing. Conversion also reduces the rental stock. This impact is particularly critical when there is a high demand for rental units and few new units are being built. A spinoff effect is that the remaining units become more in demand and rents for these units adjust accordingly.

INTERGOVERNMENTAL COORDINATION

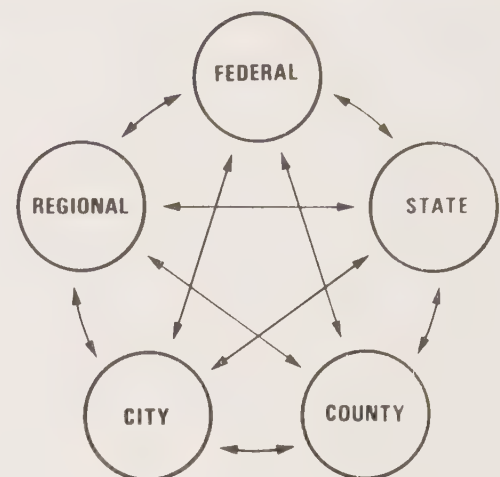
Sunnyvale is only one of several jurisdictions in the region which shares responsibility for the housing market. The preceeding discussions and following policies help clarify the City's capabilities and methods in addressing housing issues. The rules, regulations and resources will continue to change. Therefore the City should continue its cooperation with the State, Association of Bay Area Governments, County of Santa Clara and neighboring cities in order to ensure that new housing programs will be useful to and supported by Sunnyvale.

The Housing Sub-Element is one of nine mandated elements which a city must include in its General Plan. Although this Element is Housing in specific, it relates to other General Plan Elements as the City's guiding policy statements. By its very nature, the Housing Sub-Element is a document which must include a wide range of other documents, City departments, governmental agencies and private enterprise.

The Housing & Community Revitalization Sub-Element is also associated with the budget. The City budget is based on the General Plan and is an integral part of the planning process. The two are tied together by common goals. The budget provides service objectives which implement General Plan goals and policies. Funds are then allocated based on these service objectives.

Two related housing documents serve as implementation measures for the Housing Sub-Element. The Housing Assistance Plan is part of the Community Development Block Grant program and sets one and three year goals for local housing assistance. The programs include all types of assistance from rehabilitation to new construction. The Housing Assistance Plan budgets Federal grant monies for the purchase of assisted housing sites.

A second related document is the Areawide Housing Opportunity Plan (AHOP). The AHOP is a regional document authored by the Association of Bay Area Governments. Based on local Housing Assistance Plans the AHOP serves as a basis for distributing Federal bonus housing funds. The AHOP does not change local goals, but serves as regional coordination for implementing local goals. Both of these documents are in harmony with the City's Housing Sub-Element.



AGENCIES EXCHANGING:

FUNDS
TECHNICAL ASSISTANCE
LAWS / POLICIES

HOUSING & COMMUNITY REVITALIZATION GOALS & POLICIES

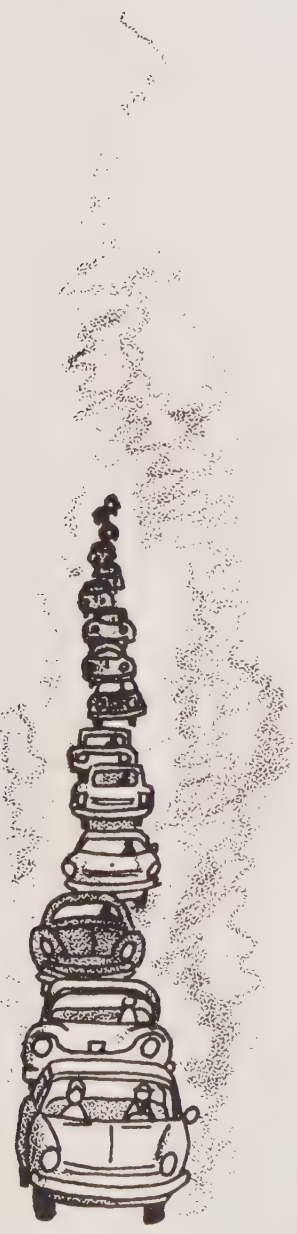
Introduction

The Housing & Community Revitalization Sub-Element establishes a set of integrated goals, policies and actions. It is a local commitment to act and function in a given way. The Sub-Element provides guidance for decision making when confronted with specific proposals.

This Sub-Element is one of several Sub-Elements of the General Plan, such as the Land Use Sub-Element and Transportation Sub-Element. All portions of the major Elements are interdisciplinary. Policy changes in one Element affect the other Elements. This Sub-Element is the first one to receive major revision since 1972. Thus it will give policy direction to other Elements of the General Plan. The Housing & Community Revitalization Sub-Element, in and of itself, does not form the other General Plan Elements. The decisions concerning land use, circulation, or community facilities will be made with those Sub-Elements. However, until all Elements of the General Plan are revised, the Housing & Community Revitalization Sub-Element provides policy direction for housing related matters.

The goals, policies and action statements within the Housing & Community Revitalization Sub-Element are based on certain assumptions. They are:

1. The citizens of Sunnyvale desire to maintain the existing character of the City, with a reasonable modification to density or intensity of use.
2. There are environmental, fiscal and social constraints which limit and control the ultimate living and working environments in Sunnyvale.
3. Sunnyvale cannot balance jobs and housing if assumptions 1 and 2 are valid.
4. It is preferable to change job producing land to residential, permit modest increases in density, and make more efficient uses of existing housing so as to maintain the existing character of Sunnyvale.
5. The future expansion of employment should contribute to the expansion of housing.



6. The majority of property owners will maintain their property without governmental involvement. Involvement should only occur where there is a concentration of deteriorating buildings or where there is a demonstrated need.
7. The City does want and need a diversity of choice of tenure, type, size, location and cost of housing.
8. The market cannot provide new housing affordable to low and middle income persons by itself.
9. The supply of existing, affordable housing is shrinking.
10. In order to preserve and expand the supply of affordable housing, there must be cooperative efforts between the public and private sector.
11. Government should take a role to encourage the accessibility of housing to various groups of the community.
12. Condominium and co-operative conversion should show a net benefit to the City, including existing tenants, City-wide and potential homeowners.
13. Housing is a regional problem requiring cooperation beyond Sunnyvale's borders.
14. The policies and programs of this Sub-Element cannot solve every persons housing needs.

SUPPLY

GOAL A: FOSTER THE EXPANSION OF THE HOUSING SUPPLY TO PROVIDE GREATER OPPORTUNITIES FOR CURRENT AND FUTURE RESIDENTS WITHIN ENVIRONMENTAL, SOCIAL AND FISCAL CONSTRAINTS.

Policy A1: Annually review the General plan and recommend changes based on community conditions giving highest processing priority to housing needs within the constraints of environmental impacts, public services needs and neighborhood character.

There is a current shortfall of 14,471 housing units and a potential shortage of 34,016 units. This shortfall will have a major impact on the affordability of housing and will cause a massive increase in the number of vehicle trips into the City. In turn there will be an increase of the noise levels and air pollution levels within the

City. New employment will cause the need for additional water, sewer and electrical capacity. In light of fiscal constraints it is unclear if the City will have the ability to spend funds to build and maintain the infrastructure needed to permit an increase in employment when there is a limited increase in population.

There is limited vacant land and there is a desire within the community (i.e. Central Sunnyvale) to maintain the City at existing density levels and preserve existing neighborhoods as is. Every effort should be made to coordinate impacts of development with the school system and other public facilities in order to retain service levels within their capacities.

In order to allow growth in both the residential and job producing areas and still preserve existing density levels the General Plan would have to change to decrease the job potential to 105,500 jobs and increase the number of dwelling units to 56,000. This would maintain the current jobs and housing ratio in the future.



If jobs / housing or demand versus supply were to be balanced in Sunnyvale, jobs would have to be curtailed at 90,000 and the housing units increased to 56,000.

Action Statements

A.1.a. The City shall amend the Land Use Element to expand sites suitable for residential use.

A.1.b. The City shall make an analysis of all constraints to growth.

Amendments to the Land Use Element will take into consideration: 1) sewer capacity and cost of expansion; 2) water and electric capacity and cost of expansion; 3) transportation system capacity; 4) fiscal impact of industrial growth versus residential growth; 5) other City policies; 6) preservation of existing neighborhoods; 7) impact on school systems.

A.1.c. The City shall change some job producing land use to residential land use where appropriate.

Sites under five acres should be adjacent to an existing residential use. Larger sites should be adjacent to residential facilities (i.e. parks) or be large enough to provide those facilities. Isolation of housing sites should be avoided. Sites should be free of environmental hazards or have hazards which are easily mitigated.

-
- A.1.d. The City shall amend the Land Use Element to show those areas in a mobile home use as a residential use as long as the areas are free from environmental hazards. The City shall investigate the different ways of mobile home assessment provided by State law that may have an impact on City revenues.

Policy A2: Expand housing opportunities by permitting a residential mix with job producing land uses.

Action Statements

- A.2.a The City will amend the zoning regulations to permit a residential industrial mix, within specified constraints.
- A.2.b. The City will identify sites where an industrial or commercial/residential mix could take place whether via new construction or as air rights over existing commercial/industrial uses.

Analysis shall take into account: 1) isolation of housing sites; 2) potential impact on industrial functions; 3) potential impact on landscaping and overall design of the site; 4) impact on school systems.

- A.2.c. The City will develop design site standards for mixed land uses.

Policy A3: Encourage and assist in innovative uses of the current residential zone districts.

Action Statements

- A.3.a. The City shall encourage all new developments to build at least 75% of permitted densities.

Good site design which yields maximum efficiency is important to increasing housing supply. Projects can achieve maximum yield while blending in with neighborhood character. Land is becoming too scarce to encourage under-utilization through inefficient site design.

Policy A4: During review of residential projects, give highest processing priority to those which include below market rate units.

GOAL B: PROVIDE FOR THE GROWTH OF JOBS SO LONG AS HOUSING IS AVAILABLE WITHIN A REASONABLE DISTANCE FROM THE JOB LOCATION AND THE EXPANSION OF JOB PRODUCING USES IS WITHIN ENVIRONMENTAL, FISCAL AND SOCIAL CONSTRAINTS.

Policy B1: Continually monitor the number of jobs and housing units.

Action Statements

- B.1.a. Require industrial and commercial development and expansion to provide data as to the number of base and service employees generated by the development.
- B.1.b. Conduct an annual audit of the business license file to ensure maximum accuracy in recording employment and housing units.
- B.1.c. The City will analyze the constraints on the City's ability to provide the necessary infrastructure for expansion of job producing uses.

The expansion of job producing uses should not be at the expense of existing residents. The expense includes noise, air pollution and neighborhood degeneration as well as fiscal costs.

Policy B2: The City shall require development which expands employment opportunities to contribute towards the provisions of housing.

Action Statement

- B.2.a. The City shall encourage provision of housing on site or in a nearby development.
- B.2.b. The City shall provide a mechanism which would permit a contribution where direct provision of housing is not possible.

Policy B3: The City will work with industry and County Transit District to improve transit capabilities into and through Sunnyvale.



NEIGHBORHOOD CONDITIONS



GOAL C: ENSURE A HIGH QUALITY LIVING AND WORKING ENVIRONMENT

Policy C1: Encourage property owners to maintain existing developments in a manner which enhances the City. Properties should be aesthetically pleasing, free from nuisances and safe from hazards.

Action Statements

- C.1.a. The City will continue to offer technical assistance to homeowners to aid them in maintaining, upgrading and improving their property.

Currently the City provides technical assistance including repair, rehabilitation, crime prevention, safety and fire prevention. This assistance is available from Building Safety and Public Safety personnel in both residential and commercial areas. The City should monitor participation in these programs to ensure staff levels adequately maintain desired service.

- C.1.b. The City shall continue a high quality of maintenance for public streets, right-of-way and recreational areas.

In addition to individual efforts, the City expends considerable money each year to maintain public improvements such as trees, sidewalks, signs, water, utility and street trees within each residential neighborhood. The purpose of these programs is to protect public investment in these facilities and to enhance neighborhood quality. A high quality of public improvement maintenance encourages property owners to maintain their improvements in a high quality.

- C.1.c. The City will seek to have an equal geographical disbursement to be representative of the population for appointments on citizen participation groups, boards and committees.

It is important that all neighborhoods within the City are represented on commissions, boards and committees. Equal representation throughout the City will permit the needs of various community sections to be heard and responded to.

C.1.d. In residential areas, the City shall maintain current code enforcement levels as long as 90% of the structures are sound.

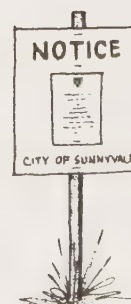
97% of the residential units within Sunnyvale are in sound condition. The current code enforcement effort by the City is twofold. First, the Fire Prevention Bureau routinely checks the exterior health and safety aspects of multi-residential buildings. Enforcement of the health and safety codes is required when a violation is found. Secondly, the Building Safety Department responds to complaints of violations and follows through, enforcing any violation of the Housing, Building or Safety codes. The Building Safety Department will also respond to requests for occupancy inspections at sale time. If the number of sound buildings reduces to lower than 90%, alternative methods should be explored. These alternative methods would include a mandatory inspection of all residential units at the time of sale to ensure code compliance.

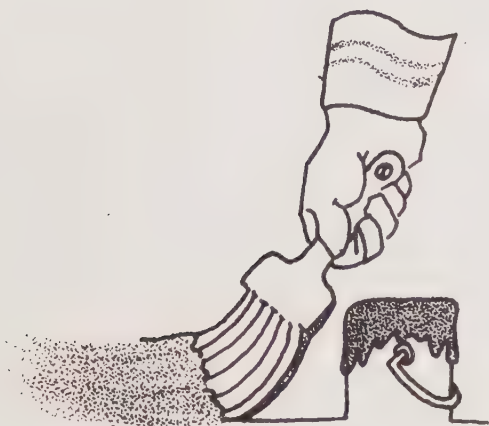
The City also has ordinances dealing with nuisances which include; garbage, weeds and could include the parking of cars and recreational vehicles. Again, response is on a complaint basis or when major violations are observed. Many types of nuisances have a major effect on the appearance of a neighborhood. The proliferation of such violations has a direct correlation with the life style of the people living in the dwellings. Enforcement of codes beyond a complaint basis could have a dramatic affect on neighborhoods. Systematic enforcement also would require additional staff and the boards, commissions and City Council's dealing with nuisances would also have to be prepared for an increased workload to respond to citizens appeals.

C.1.e. The City shall initiate a comprehensive enforcement program of zoning and Use Permit conditions in commercial and industrial areas.

The City has development standards which apply to all properties. Some properties receive additional conditions through approval of Use Permits and Special Development Permits. Such regulations establish specifications for property development. Enforcement of conditions is only made when a complaint is filed.

The commercial and industrial areas have the highest frequency of zoning code violations and Use Permit violations.





Policy C2: Identify and upgrade all pockets of seriously deferred maintenance, encouraging private redevelopment of underutilized and declining condition, sites within existing neighborhood characteristics.

Action Statements

C.2.a. The City shall continue its participation in the Neighborhood Improvement Program financed through the Community Development Block Grant.

Since 1974 the City has been operating a loan program within target areas of the City. These target areas are selected because of their concentration of deferred maintenance. Intent of the loan program is to help people who normally would not be able to maintain their houses due to their lower incomes by providing a special low interest loan. The program has been very effective in helping owner-occupants.

C.2.b. The City shall have implementation plans to revitalize the Murphy Avenue Commercial area by 1981. City financial involvement should be limited.

C.2.c. The City shall identify commercial areas which would benefit by revitalization and conduct a feasibility study as priorities dictate.

Policy C3: Investigate and pursue Federal, State and private funded programs available for expansion of rehabilitation activities.

Policy C4: Expand the current Block Grant funded rehabilitation program to nonowner-occupied units. However, owner occupied units will have first priority when funds are limited. Ensure that this capability will not be used for speculative purposes.

A rental rehabilitation program would make rehabilitation available to all target neighborhood residents. Non-resident owners by agreeing to limit the rent on rehabilitated units to an established schedule would make two significant contributions to the community: a dwelling unit in decline would be brought up to existing standards and a unit would be made available to a moderate income family if the owner of the unit chooses to rehabilitate the unit in conjunction with the Section 8 existing housing program. Through adherence to a rent stabilization schedule for the term of the rehabilitation loan, rental units would be kept within the price range of families currently occupying the units.

Policy C5: Protect and preserve those portions of Sunnyvale which provide an historic link with Sunnyvale's past.

Action Statements

- C.5.a. The City could create a historical zone if justified by survey data to preserve examples of past architecture and archeological sites.
- C.5.b. Develop programs which assist the historic preservation.

Traditionally as neighborhoods become older, their buildings deteriorate and are eventually replaced. In this manner architectural links are destroyed and neighborhood condition is in a constant state of old to new transition. Protecting the neighborhood through creation of historical districts, special code enforcement and stimulating improvements through assistance programs can result in long term benefits to the community's appearance and its cultural links.

Policy C6: Promote good tenant/landlord relations.

Action Statements

- C.6.a. The City will have available housing information to current and future residents.

Often, tenants are unaware of the responsibilities required in renting an apartment. Information is currently provided through books in the library, pamphlets in the reception area of City Hall and through the Housing Officer.

- C.6.b. The City will have available a packet of information to landlords concerning their rights and responsibilities of owning rental property.

Distribution of information could be through the business license process. Often problems between tenants and landlords originate out of a lack of understanding between each group.

Policy C7: Ensure that new development and rehabilitation efforts promote quality design and harmonize with existing neighborhood surroundings.

Action Statements

- C.7.a. The City should continue architectural and site review of private and public development to en-

sure that the design is sensitive to and compatible with existing neighborhood surroundings.

- C.7.b. The City should notify residents, as well as property owners, of pending neighborhood projects and proposals.

Policy C8: Displacement impact on tenants as a result of revitalization or land use changes should be considered in the application approval process and minimized where possible.

Action Statements

- C.8.a. A land use change or revitalization program which displaces tenants shall, as a part of the City's application approval process, include a plan stating efforts taken to assist relocation of tenants. These could include 1) favorable rental or purchase arrangements after work is complete; 2) location of vacancies in similar housing; 3) fixed payments of moving costs; 4) no rent increases upon application and until relocation is secured; 5) right of first purchase refusal; and 6) reduced purchase price options.
- C.8.b. Study shall be made of the social and environmental impact of changes in mobile home park land use.

AFFORDABILITY

GOAL D: PROMOTE AND MAINTAIN A DIVERSITY IN TENURE, TYPE, SIZE, LOCATION AND COST-OF-HOUSING TO PERMIT A RANGE OF INDIVIDUAL CHOICE FOR ALL CURRENT RESIDENTS AND THOSE EXPECTED TO BECOME CITY RESIDENTS AS A RESULT OF NORMAL GROWTH PROCESSES AND EMPLOYMENT OPPORTUNITIES.

Acting alone, the private sector is unable to meet the kinds of housing needs presently found in Sunnyvale. This is due to the very high costs of land, materials, labor, financing and the cost of time spent in the processing of new construction applications and lack of available sites.

No one program, technique or mechanism will be able to provide housing affordable to low and moderate income persons. The following proposed policies and actions provide a broad range of mechanisms that can be used

singly or in tandem. Policy 1 focuses on existing rental units. Policies 2 - 5 focus on new construction, both owner and rental. These new construction policies propose both nonsubsidy and subsidy programs. The non-subsidy programs (i.e. Policies 2 and 3) generally will act to bring the cost of housing units down to a range affordable to middle income households or within the range for inclusion within subsidy programs. These subsidy programs (Policy 4) can then be used to bring housing within range of low income persons. Subsidy programs may also double-up (i.e. landbanking and Section 8 new construction) to make a project meet low income household needs. Policy 5 addresses the need for methods to facilitate production of affordable housing.

Policy D1: Create a working relationship between the public and private sectors to maintain 20% of existing rental units affordable to lower income families and seniors and to assist middle income families with ownership possibilities.



The existing rental housing stock provides the best source for affordable housing because it was built at a time when construction and land costs were lower. Presently 20% of existing rental units are affordable to moderate income families. Debt load on existing rental housing is often times less than new construction and thus rents can be lower. However, it should be noted that prices at resale and the need for upgrading and improving apartments may offset the ability of owners to provide housing affordable to low income people.

Action Statements

- D.1.a. The City will continue to support private participation in rental subsidy programs. The City will seek ways to encourage greater participation by local property owners. This will benefit families, elderly and handicapped.

Currently the City of Sunnyvale participates in the County of Santa Clara Housing Authority Section 8 program. This program permits a wide spread of assisted housing units throughout the City. There is a long waiting list of potential, eligible people to participate in this program. More property owners within Sunnyvale could be encouraged to participate in this program if they became familiar with it. The City should co-sponsor with the Housing Authority and apartment owners associations programs to educate local property owners as to the use and requirements of rental subsidy programs.

- D.1.b. The City will encourage private activities and programs which will create affordable housing opportunities for low income seniors and the handicapped.

Private programs function to bring together compatible citizens to share living situations. These types of programs should be encouraged because it helps to minimize housing costs for both the owner and renter.

Another usage of existing housing is to encourage residential care facilities as long as they are distributed throughout the community. This would permit handicapped and convalescing elderly people an opportunity to live within a neighborhood setting.

- D.1.c. The City shall work with local realtors and financial institutions to encourage the provision of affordable housing and discourage speculation where it results in rapidly rising housing costs.
- D.1.d. The City will promote and encourage a cooperative effort between various financial institutions within the City to provide information and assistance to potential homeowners concerning innovative mortgage programs.
- D.1.e. The City will encourage property owners to charge fair and equitable rents.

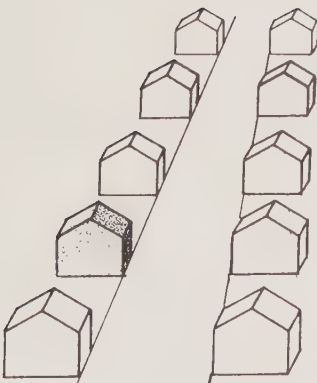
There is great concern by tenants and many property owners that some owners are taking advantage of the housing shortage and raising rents beyond what is needed.

Policy D2: Require a mix in the price of housing units in new subdivisions and apartment complexes as a way of distributing low and moderate cost housing throughout the City. The intent of this concept is to ensure an increase in the supply of affordable shelter throughout the community.

Action Statements

- D.2.a. The City should enact an inclusionary zoning ordinance which will implement the below market rate (BMR) policies for new construction.

"Inclusionary zoning" is a technique used by several communities throughout the United States



whereby developers are required or encouraged to provide a certain portion of each residential development with units affordable to low-to-moderate income persons. Inclusionary zoning can be the most effective "nonsubsidy" method to provide affordable housing throughout the community.

There are several key considerations which must be addressed in all inclusionary type programs.

1. It is important that each developer remains "whole" or improves his profit by participation in the program. The program should not be structured so that the cost savings incentive get passed on to the below market rate units and so that the market rate units do not go up in price because of the requirement for below market rate units. The incentives which are the most effective and have the widest acceptance are as follows:
 - a. Density bonuses: Most inclusionary zoning programs provide for an increase in permitted density in exchange for the below market rate units. A 15% density bonus would permit a modest increase in density. On large projects the developer could actually build additional market rate units.
 - b. Priority Processing: Processing time adds cost to the overall project. Sunnyvale's processing time (i.e. for Use Permits and Building Permits) is not long compared with other jurisdictions. Nonetheless, priority processing for below market rate projects can be an attractive incentive to a developer.
 - c. No Frills Units: A developer could be allowed to build slightly smaller units. Also the interiors could be provided with less plush interiors. The intent is to make the construction cost less for the below market rate units. Exteriors would be identical to that of market rate units.

It is anticipated that a developer could choose any or all of these incentives in his development.

2. It is important the recipients of below market rate units be targeted. For ownership units households should earn not more than 130% of med-

ian income. This would be a moderate to middle income household. For rentals the target household should earn not more than 100% of median. This is slightly higher than the definition of lower income households which stops at 80%. People at 100% often cannot qualify for a house purchase even under a below market rate program and thus should not be eliminated from the rental program.

3. After initial rental or sale, the below market rate units should be retained to benefit future households. For owners it is possible to place deed restrictions on the unit which will ensure retention of the below market rate unit in the community yet permit a reasonable resale price to the owner. Rental owners could enter into a contract with the Housing Authority or the City and then certify to the agency that an appropriate rent rate is maintained.

Policy D3: Use local, state and federal financing programs which help reduce the costs of construction, helping to make housing affordable to low and middle income families, seniors and handicapped.

Lowering the cost of money for construction and permanent financing significantly helps to lower the overall cost of a housing project. In turn, cost to the consumer (i.e. buyer, renter) will be lower. The programs discussed below can offer money at a below market interest rate. These programs used in conjunction with the below market rate program will help make housing units affordable to moderate income families and will help make units within the range available for the Federal subsidy programs.

Action Statement

- D.3.a. The City should consider direct City and public financial involvement in housing programs, including City bonding resources and possible submission of an Article 34 election to voters if needed.

Tax exempt revenue bonds. Tax exempt revenue bonds can provide mortgage money at interest rates significantly below the prevailing market rate; such bonds can be used to finance rental projects and to provide mortgages to home buyers. These kinds of bonds are backed by their revenues and are not obligations of the public



or the governmental body which issues them; therefore they do not become a local governmental debt. Currently there is a debate at both the national and state levels which, for the time being, has temporarily eliminated this tool for the production of affordable housing.

Article 34. Article 34 of the California Constitution requires a positive vote of the electorate of individual jurisdictions in order that a low-rent, publicly-owned-developed or financed housing be constructed. The State of California Housing Finance Agency (CHFA) uses tax exempt financing. If more than 49% of the units are assisted by Section 8, then an election is required to use CHFA financing. CHFA financing should be looked upon as another tool which could be used to help produce affordable housing.

There are several bills and one constitutional amendment that would further define the need for a referendum vote. Thus Sunnyvale may want to wait until these issues are resolved before going forward with a ballot measure.

Policy D4: Utilize local, state and Federal subsidy programs to reduce cost of construction or cost to the resident in order to make housing affordable to lower income households. Provide assisted housing units consistent with the adopted Housing Assistance Plan.

The amount of funds available in the various subsidy programs is limited. Even with a below market rate program and favorable financing mechanisms, subsidy programs will be required to meet the housing needs of the low income household. In order to gain the broadest impact of the subsidy programs, they should be used where possible with non-subsidy programs.

Action Statements

- D.4.a. The City should continue the landbanking program. This program would operate in conformance with Federal regulations and would be subject to continued Community Development Block Grant funding.

Land in Sunnyvale is very expensive. Residential land currently is being offered at \$250,000 to \$300,000 an acre. The current landbanking program purchases land at market rate prices and resells to an appropriate developer at a reduced or write-down price. The price write-down helps

make the total cost of construction lower and thus the price to the renter lower and affordable. Without some form of cost reduction program the Section 8 new construction program probably would not be able to function within Sunnyvale. It is conceivable that as new state programs develop the landbanking program could be used in conjunction with them to produce affordable housing.

- D.4.b. The City should create a housing incentive fund using Housing & Community Development Block Grant funds to defray offsite and financing costs. This program would operate in conformance with Federal regulations and would be subject to the continuation of Community Development Block Grant funding.

The Community Development Block Grant permits the City to write down other types of costs besides land. Eligible costs that can be funded through the Block Grant include off-site construction costs (i.e., sewer, storm and water systems, streets, curbs and gutters) and financing charges. The use of these funds for these types of items could be used in conjunction with or separately from the landbank program.

- D.4.c. The City should actively pursue available housing subsidy programs.

Policy D5: Promote a working relationship with residential developers to help implement housing policies.

Action Statements

- D.5.a. The City should cooperate on a County or regional-wide basis to provide information to developers about financing mechanisms to stimulate the use of these programs and increase the working knowledge of these programs.

Many developers do not have a working knowledge of Federal and state assistance programs. The state has recently passed new housing incentive programs to stimulate construction of housing affordable to low and moderate income families. To utilize state and Federal programs to their greatest extent it is advantageous for developers to be familiar with them and to use them. Cities, counties, etc. can help to increase the working knowledge of these programs by working with builders associations to provide classes, seminars, etc. on the programs.

- D.5.b. The City should consider utilization of an independent housing corporation(s) to provide assistance in administering and maintaining assisted housing.

Non-profit organization sponsorship of assisted housing development has the effect of capturing very advantageous and cost-reducing financing programs. Further, a non-profit sponsor is considered to be a private developer with respect to the development of rental housing for low income persons. This status is most important where Article 34 referendum authority is lacking. A housing corporation can also help stimulate increased private sector involvement in building below market rate housing by increasing the awareness of methods and techniques.

A corporation also has the capacity to manage housing. This is important if the City embarks on a below market rate program, the corporation could manage and/or administer the below market rate units.

Accessibility - Fair Housing Practices

GOAL E: PROMOTE A COMMUNITY IN WHICH ALL PEOPLE REGARDLESS OF THEIR ETHNIC, RACIAL, RELIGIOUS BACKGROUND, INCOME, MARITAL STATUS, SEX OR AGE WILL HAVE AN EQUAL OPPORTUNITY TO AVAIL THEMSELVES OF HOUSING.

Policy E1: Prevent unlawful discrimination against families with children, recognizing that some factors such as safety and senior citizen housing may not be suitable for the occupancy of children.



Action Statement

- E.1.a. The City shall consider an ordinance to prohibit discrimination against children in rental properties.

Policy E2: Support efforts of organizations which help to eliminate unlawful discrimination in Sunnyvale.

Policy E3: Ensure that handicapped persons have access to newly constructed residential developments as required by code and encourage similar access in renovated structures.

Condominium & Co-Operative Conversions

GOAL F: PROVIDE A MIXTURE OF OWNER AND RENTAL HOUSING OPPORTUNITIES BY ALLOWING CONVERSION FROM APARTMENT TO CONDOMINIUMS OR CO-OPERATIVES WHEN A BENEFIT TO THE OVERALL CITY HOUSING NEED CAN BE SHOWN

A community needs both rental and ownership opportunities. Conversion should benefit the entire community. Conversion should not just benefit ownership opportunities at the expense of rental opportunities. To the extent that these positive and negative effects can be balanced or minimized reveals the conversion's impact on the housing market. Each project will have its individual impacts both on tenants and prospective owners; however, the individual impacts must be viewed cumulatively and must be viewed in relation to the overall housing need.

Policy F1: Allow condominium and co-operative conversions when the City-wide vacancy rate for rental units warrants such conversions.

When the City-wide vacancy rate is low tenants displaced as a result of eviction or as a result of being unable to purchase the converted unit find replacement housing of equal quality very difficult to obtain. Even if the displacees could afford the available units, there would not be enough units to accommodate the demand.

Action Statements

F.1.a. The City shall adopt a condominium conversion ordinance which shall provide a system to evaluate condominium and co-operative conversion proposals.

F.1.b. The City will maintain a survey of apartments to determine the vacancy rate. The survey will be conducted on a 6 month basis.

Policy F2: Ensure that all conversions meet on-site standards.

Policy F3: Provide for tenant protection prior to a conversion application. This would include a prohibition of rent increases and evictions with the intention to create vacancies prior to filing an application for conversion.

Policy F4: Conversions shall provide ownership opportunities to those living in apartment complexes at time of application.

Intergovernmental Coordination

GOAL G: ASSUME AN ACTIVE ROLE IN REVIEWING AND FORMULATING FEDERAL, STATE, REGIONAL AND COUNTY-WIDE HOUSING PROGRAMS TO ENSURE COMPATIBILITY WITH LOCAL POLICIES AND NEEDS

Policy G1: Provide comments concerning state and regional housing plans such as the State Fair Share housing allocation or the State Office of Housing and Community Development.

Policy G2: Consider supporting housing legislation at the County, State and Federal levels which will promote more housing opportunities for all segments of the community.

Policy G3: Continue an active dialogue with neighboring cities, Santa Clara County and ABAG regarding mutual concerns.

Housing is a regional problem which cannot be solved by any one government agency. Each city has a different set of circumstances. Some provide more housing, others provide more jobs. The cumulative affect of each city's decision has resulted in an overall regional housing shortage. Continuing an active dialogue among all cities will play an important role in resolving the jobs/housing imbalance.

Energy Conservation

Energy conservation is an important aspect of our living environment and requires detailed analysis. The City's energy coordinator is developing policies to guide the City in its actions. Many of the policies will definitely affect existing and future development. Those policies which directly relate to housing and community revitalization will be included in this Sub-Element.

Areas which will be directly affected are: Supply - Policy A5 will address the energy aspects of location, design and intensity of use; Neighborhood Condition - Policy C-9 will address energy conservation measures for existing buildings. Policy C-10 will address policies for new construction including active and passive systems for heating and cooling.

Energy analysis and policies will be developed during the later part of 1980 and will be included in the Housing & Community Revitalization Sub-Element during its first annual update.

Updating the Housing Element

Periodic updating can provide current data and measure success achieved toward meeting housing goals. Annual updates should be made for data and goals which lend themselves to yearly review. Five year updates should include data from the Federal census and a major re-evaluation of the Housing & Community Revitalization Sub-Element.

Annual Update

1. Review business license file for number of employees and apartment units.
2. Review building permit file for new construction and demolitions.
3. Update vacant land inventory from building permit file.
4. Identify housing assistance provided for both new and existing dwelling units.
5. Update median housing cost from Sunnyvale Board of Realtors.
6. Conduct a phone survey of rental vacancies and price.
7. Estimate City population.
8. Estimate median income.
9. Identify all new special housing needs.
10. Include the Community Development Block Grant Housing Assistance Plan.

5 Year Update

1. Include all data from the Federal census.
2. Re-evaluate all goals, policies and actions for success and appropriateness.
3. Identify new trends effecting the housing market.
4. Conduct a land use and structure condition field survey.
5. Anticipate future conditions.

Periodic monitoring can serve to evaluate the Housing & Community Revitalization Sub-Element's appropriateness and success toward goal achievement. Annual and five year updating will maintain the Element as a useful policy guide to decision making.

RESOLUTION NO. 160-80

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUNNYVALE
AMENDING THE 1972 GENERAL PLAN OF THE CITY OF SUNNYVALE
BY DELETING THE HOUSING ELEMENT THEREOF AND SUBSTITUTING
THEREFOR A HOUSING AND COMMUNITY REVITALIZATION SUB-
ELEMENT TO THE PROPOSED COMMUNITY DEVELOPMENT ELEMENT

WHEREAS, the Department of Community Development has proposed an amendment to the 1972 General Plan of the City of Sunnyvale as amended, which proposed amendment is set forth in the report of the Housing Officer to the City Council dated February 26, 1980; and

WHEREAS, notice of preparation of a Negative Declaration on January 2, 1980, was given in compliance with the requirements of the California Environmental Quality Act of 1970, as amended, and City Council Resolution No. 151-75; and

WHEREAS, the Planning Commission, after notice duly given, held a public hearing on the proposed amendment and reviewed and considered the Negative Declaration on January 28, 1980, after which hearing the Planning Commission recommended that the City Council adopt the amendment, incorporating certain amendments thereto, as set forth in the Minutes of the Planning Commission dated January 28, 1980; and

WHEREAS, the City Council, pursuant to published notice on December 4, 1979, scheduled a public hearing to consider adoption of the Housing and Community Revitalization Subelement to the proposed Community Development Element for February 5, 1980, which hearing has been continued to February 6, 1980 and has been held on said date concerning adoption of the aforesaid Subelement, and the matter considered further on February 26, 1980;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SUNNYVALE DOES,

HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The City Council finds and determines that the proposed amendment is consistent with the existing terms of the 1972 General Plan of the City of Sunnyvale, that it conforms with the requirements provided for in the "Uniform Planning and Zoning Code of the City of Sunnyvale," that it is a suitable and logical change in the Plan for the physical development of the City of Sunnyvale, and that it is in the public interest.

SECTION 2. The City Council finds and determines that all necessary environmental assessment procedures have been conducted and completed in accordance with the requirements of the California Environmental Quality Act of 1970, as amended, guidelines promulgated thereunder, and pursuant to City Council Resolution No. 151-75, the Director of Community Development is hereby authorized and directed to prepare and file a Notice of Determination regarding said amendment.

SECTION 3. The Housing Element of the 1972 General Plan of the City of Sunnyvale is hereby deleted therefrom, and there is hereby substituted therefor a Subelement entitled "Housing and Community Revitalization" to be denominated Subelement "C" of the proposed Community Development Element. The text of the Housing and Community Revitalization Subelement attached to the Housing Officer's Report to City Council No. 80-126, dated February 26, 1980, is hereby incorporated by this reference, as further amended by the City Council during public hearings thereon, as shown in the City Clerk's minutes dated February 26, 1980.

SECTION 4. The Mayor and Acting City Clerk are authorized and directed to endorse said amendment to the 1972 General Plan of the City of Sunnyvale and to show that the same has been adopted by the City Council.

SECTION 5. The Acting City Clerk is directed to file a certified copy of said amendment to the 1972 General Plan of the City of Sunnyvale with the Board of Supervisors and the Planning Commission of the County of Santa Clara and the planning agency of each city within the County of Santa Clara. The Acting City Clerk is directed further to file a certified copy of said amendment with the legislative body of each city, the land of which may be included in said plan.

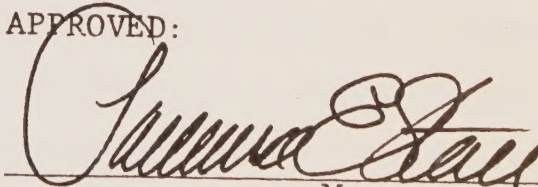
PASSED AND ADOPTED by the City Council of the City of Sunnyvale at a regular meeting held on the 26th day of February, 1980, by the following called vote:

AYES: Briody, Wulfhorst, Cude, McKenna, Mercer, Gonzales, Stone

NOES: None

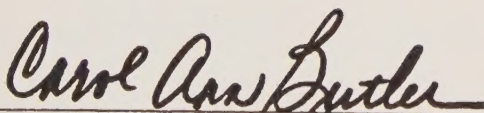
ABSENT: None

APPROVED:



Mayor

ATTEST:



Acting City Clerk

(SEAL)

U.C. BERKELEY LIBRARIES



C124898925

INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY

JUN 20 2024

UNIVERSITY OF CALIFORNIA

